

HORTON-DRAWBY-MARCHBANKS-ASHMORE-GRASMAN & BROWN, P.A. 207 PETTIGRU STREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE R.M.C.

Vol 1000

KNOW ALL MEN BY THESE PRESENTS, that C. DOUGLAS WILSON, INC.-----
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Eighty Thousand Three Hundred Fifty and No/100-----
(80,350.00)----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto RYAN'S FAMILY STEAK HOUSE OF GREENVILLE, NUMBER 2, Its successors and assigns,

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of
Greenville, State of South Carolina, being located on the Western side of White Horse Road,
and containing 1.2 acres, more or less, as shown on survey entitled "Property of Ryan's Family
Steak House of Greenville-No. 2", dated March 1, 1979, prepared by Clarkson Surveying Company,
recorded in the Greenville County R.M.C. Office in Plat Book _____ at Page _____, and having,
according to said survey, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of the right-of-way of White Horse Road and
running thence along said right-of-way N. 26-16 W., 151.02 feet to a new iron pin (said iron
pin being 2.48 feet, more or less, in a southerly direction from an old iron pin) at the joint
corner of the within tract and other property of the Grantor herein; thence S. 57-00 W., 350
feet to a new iron pin; thence S. 26-16 E., 151.02 feet to an new iron pin on the northern
side of the right-of-way of Eastbourne Road; thence along said right-of-way N. 57-00 E., 350
feet to an old iron pin, the point and place of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of I. H. Philpot,
as Trustee (by Authority under Trust Deed recorded in the R.M.C. Office for Greenville County
in Deed Book 726 at page 463), recorded in the Greenville County R.M.C. Office on June 21, 1973
in Deed Book 977 at Page 374.

-305-83.2-5-135.2
OUT OF B3.2-5-135

This conveyance is made subject to all easements, conditions, covenants, restrictions and
rights-of-way which are a matter of record and/or actually existing on the ground affecting
the above described property.

Grantee's address:
2615 Wade Hampton Blvd.
Greenville, S. C. 29615

DOCUMENTARY STAMP 151.00
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 88.55
P.B. MAR 15 1979

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors
and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises
unto the grantee(s) and the grantee's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any
part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly au-
thorized officers, this 13 th day of March 19 79.

SIGNED, sealed and delivered in the presence of:

C. DOUGLAS WILSON, INC. (SEAL)

Emma P. Curry
Notary Public for South Carolina
My Commission Expires 11/19/86

By: William J. Bridges
President
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the
other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 th day of MARCH 1979
Emma P. Curry (SEAL)

Ho W. D.

RECORDED this day of MAR 15 1979 19 at 3:01 P M., No. 26730

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