

This conveyance is made subject to: (1) a certain mortgage from James C. Dawkins to First Federal Savings & Loan Association, dated September 12, 1978, and recorded in Mortgage Book 1348, Page 691, Office of the Register of Mesne Conveyance, Greenville County, South Carolina, which mortgage, Grantee hereby assumes and agrees to pay; (2) a certain lease from James C. Dawkins to Wendy's of South Carolina, Inc., dated October 30, 1975, and recorded in Book 1027, Page 78, in said Register's Office, and subsequently assigned to First Federal Savings & Loan Association, by assignment dated September 11, 1975, and recorded in Deed Volume 1024, Page 189, in said Register's Office; (3) half, twelve (12') feet, of the twenty-four (24) feet easement described above, as shown on the said plat of survey by Campbell and Clarkson Surveyors, Inc., a copy of which is attached to the deed to Wendy's International, Inc., dated June 22, 1976 and recorded in Deed Volume 1042, Page 140, in said Register's Office; and (4) to easements of record.

This property was conveyed to Grantor by Deed of James C. Dawkins, dated June 22, 1976 and recorded in Deed Volume 1042, Page 140 and by Deed of Robert F. Anderson, as Trustee in Bankruptcy of Judith Lynn Dawkins, dated June 13, 1979 and recorded in Deed Volume 1105, Page 313.

Together with all and singular the rights, privileges, hereditaments and appurtenances to the said premises belonging or in any wise appertaining; to have and to hold all the singular the premises before mentioned unto Grantee, its successors and assigns, forever.

And Grantor does hereby bind Grantor, its successors and assigns, to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against Grantor, its successors and assigns, and against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Witness the hand and seal of Grantor this 14th day of

August, 1979.

WENDY'S INTERNATIONAL, INC.
an Ohio corporation

IN THE PRESENCE OF:

Kenneth R. Sechler
Barry J. Baisden

By: Charles L. Rioux
Charles L. Rioux
Executive Vice President

Attest: John W. Funk
John W. Funk, Secretary

LAW DEPT. XRS