

Grantee's Mailing Address
 307 Beaufort Street
 Greenville, SC 29607
 VOL 1194 PAGE 293

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE FILED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT J. BOLAND

AUG 12 12 32 PM '83

DONALD L. SIBLEY

in consideration of One Hundred Ten Thousand and no/100----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PERRY A. LENARDIS, his heirs and assigns forever,

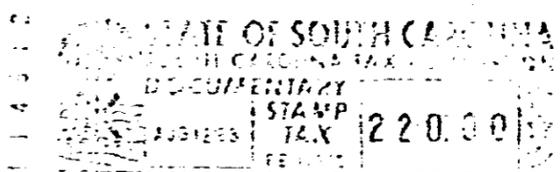
All that piece, parcel, or lot of land situate, lying, and being in Greenville County, South Carolina, and being shown and designated as Lot # 4 on a plat of "Boland Park" as prepared by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8P at Page 68, and also being shown and designated as the "Property of Robert J. Boland" on a plat prepared by Freeland & Associates dated August 2, 1983 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9Y at Page 74, reference to said later Plat being made for a complete metes and bounds description of said lot.

DERIVATION: This is a portion of the property conveyed to the grantor herein by deed of Pavco Industries, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1166 at Page 320, on May 3, 1982.

This conveyance is made subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, of record or on the land affecting the above described property.

16(195) 533.2-1-47

As part of the consideration paid herefor the grantee agrees not to build, operate, or lease on the property a family type restaurant, which shall include any restaurant similar to Pelham's Palace located on Lot # 2 in Boland Park, Quincy's or Western Family Steak House; however, the grantee shall be permitted to build, operate, or lease on the property such fast food restaurants as Burger King, Pizza Hut, Kentucky Fried Chicken and the like.



together with all and singular the rights, members, necessaries 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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of AUGUST, 1983

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

[Signature of Robert J. Boland] (SEAL)
 Robert J. Boland (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF MISSISSIPPI
 COUNTY OF JACKSON

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 12th day of August 19 83
[Signature of Notary] (SEAL)
 Notary Public for ~~South Carolina~~ Mississippi.

My commission expires 3-20-84

STATE OF MISSISSIPPI
 COUNTY OF JACKSON

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of August 19 83
[Signature of Notary] (SEAL)
 Notary Public for ~~South Carolina~~ Mississippi

[Signature of Marye V. Boland]
 Marye V. Boland

My commission expires _____

RECORDED this 12 day of Aug 19 83 at 12:32 P.M. No. 5136

400 3 53511A01

MISSISSIPPI

4328-RV-2