

1200
S. C.

VOL 1200 PAGE 751

TITLE TO REAL ESTATE BY A CORPORATION-LOVE, THORNTON, ARNOLD & THOMASON

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantee(s) Address: 343 Pl. '93
JUN 17 1983
R.M.C. S.C.
R.M.C. S.C.

KNOW ALL MEN BY THESE PRESENTS THAT The South Carolina National Bank, as Trustee of the H. E. Bailey Estate, a banking 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 Forty-eight Thousand, Five Hundred and No/100 (\$48,500.00) 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 Joytime Distributors and Amusement, Inc., its Successors and Assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being near the Northwestern corner of the intersection of Laurens Road (U. S. Highway No. 276) and James Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 11 as shown on a plat of property of Emma C. Poag, dated June, 1939, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book K at Page 68; also being shown on a plat prepared for "Waffle House" by Carolina Engineering and Surveying Company, dated March 7, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQQ at Page 41; said property is bounded and measures as follows: on the Northwest by Lot 10, Two Hundred (200') feet; and on the Southwest by Laurens Road, Seventy (70') feet, all as shown on said plats, be all measurements a little more or less.

Derivation: Deed of Waffle House, Inc. recorded October 3, 1967 in Deed Book 830 at Page 48 and Probate File of H. E. Bailey, of record in the Greenville County Probate Court in Apartment 1289, at File 17. 15(500) 198-3-8

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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 hereinabove named and its successors and assigns, forever. And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named and its successors and assigns, against itself and its successors.

IN WITNESS WHEREOF the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 14th day of November, 1983.

SIGNED, sealed and delivered in the presence of:
George D. Dyer
Delores S. Taylor

SOUTH CAROLINA NATIONAL BANK AS TRUSTEE OF THE H. E. BAILEY ESTATE
BY: George Dyer Asst Vice Pres & Trust Off.
For C. W. W. Trust Officer

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Corporation, 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 14th day of November, 1983.
Bonita K. Phillips (L.S.)
Notary Public for South Carolina
My Commission Expires: 5-16-93

(CONTINUED ON NEXT PAGE)

0750

21328-RV-2