

GENERAL FILED  
S. C. 41 1405 VOL 1204 PAGE 159  
M.A. C. FISLEY

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that **3000 Augusta, 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 exchange of property of equal value  
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  
**Chanticleer Real Estate, Inc., its successors and assigns forever,**

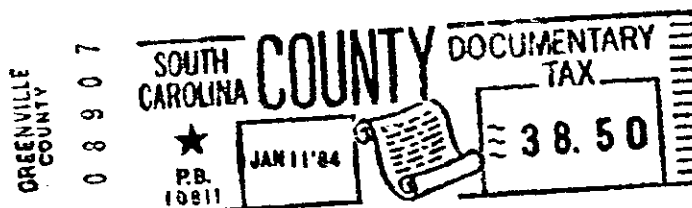
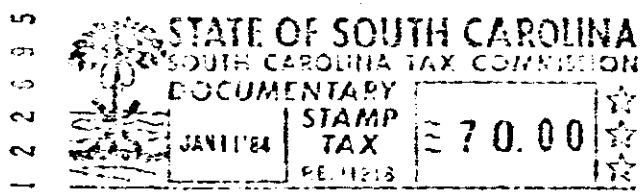
**ALL** that certain piece, parcel or strip of land containing approximately 21,000 square feet situate, lying and being on the northern side of Butternut Drive, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 2 & 3 on Plat of Chestnut Hills, dated March, 1954, prepared by R. K. Campbell, R. L. S., recorded in the RMC Office of the Greenville County Courthouse in Plat Book GG at Pages 34 and 35. Said property being described as follows:

Beginning at an iron pin on the northern side of Butternut Drive approximately 578 feet west of Grove Road; thence S. 82-05 E. along the right-of-way of Butternut Drive for 140 feet to an iron pin; thence N. 7-55 E. for 150 feet to an iron pin; thence N. 82-05 E. for 140 feet to an iron pin; thence S. 7-55 W. for 150 feet to the point of beginning.

This being the same property conveyed to Anderson Development, Inc. by the South Carolina Department of Highways and Public Transportation (formerly South Carolina Highway Department) by deed dated September 19, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1197 at Page 73 on September 26, 1983.

Grantee to pay 1984 taxes.

14(235) 102-2-61 & 62



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 or 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 authorized officers, this 28<sup>th</sup> day of December 19 83. **3000 Augusta, Inc.** (SEAL)  
SIGNED, sealed and delivered in the presence of:

James J. McCall  
Belle K. Guardear  
A Corporation  
By: [Signature], V.P.  
Vice President  
Secretary

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 its 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 28<sup>th</sup> day of December 19 83.  
James J. McCall (SEAL) Belle K. Guardear  
Notary Public for South Carolina  
My commission expires: November 5, 1985  
CCTO ----- 3 JAN 11 84 063 4.0000

RECORDED this JAN 11 1984 day of JAN 11 1984 19 84 at 3:15 P/ M., No. 21694

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