

FILED
GREENVILLE S.C.
R.M.C. WATKINSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

AN UNDIVIDED 17 1/2% INTEREST IN AND TO:

ALL that certain piece, parcel or lot of land lying and situate on the easterly side of Grove Road, south of its intersection with West Faris Road in the County of Greenville, near the City of Greenville, State of South Carolina, and being more particularly shown on a plat entitled "Topography for Chanticleer Real Estate Co., Greenville, S. C." by Webb Surveying and Mapping Company, dated July 1975, with addition and revisions August 1983, and having according to said plat the following metes and bounds, to-wit: 100-1-7.1
14(156) OUT OF = 100-1-7.1⁵⁰ / Pt. 10 = 100-1-7.1
OUT OF = 100-1-2

BEGINNING at a point which is 60 feet in a southerly direction along the easterly right-of-way of Grove Road from the southwest corner of property now or formerly leased to Southern Bank & Trust Company and running thence S. 64-00-30 E. 415.00 feet to a point; thence S. 03-05-17 W. 269.80 feet to a point; thence S. 25-59-30 W. 231.47 feet to a point; thence N. 64-00-30 W. 101.21 feet to a point; thence S. 70-59-30 W. 35.35 feet to a point; thence S. 25-59-30 W. 96.09 feet to an iron pin; thence N. 44-26-45 W. 21.23 feet to an iron pin; thence N. 78-53-45 W. 386.77 feet to an iron pin on the easterly right-of-way of Grove Road; thence along said easterly right-of-way of Grove Road N. 25-59-30 E. 693.35 feet to the POINT OF BEGINNING, containing in two parcels a total of 6.419 acres.

EXCEPT, HOWEVER, there is reserved to Grantor for use as a possible future right-of-way for a public or private street the following portion of the above described parcel: BEGINNING at an iron pin which is S. 25-59-30 W. 753.35 feet from the southwesterly corner of the property now or formerly leased to Southern Bank & Trust Company and running thence S. 78-53-45 E. 386.77 feet to an iron pin; thence S. 44-26-45 E. 21.23 feet to a point; thence N. 64-00-30 W. 20.00 feet to a point; thence N. 25-59-30 E. 58.85 feet to a point; thence N. 78-53-45 W. 335.17 feet to a point; thence N. 64-00-30 W. 49.88 feet to a point on the easterly right-of-way of Grove Road; thence along the easterly right-of-way of Grove Road S. 25-59-30 W. 65.0 feet to an iron pin, the POINT OF BEGINNING, containing 0.476 acres (Continued on Back)

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 28th day of December 1983
SIGNED, sealed and delivered in the presence of:

Billie K. Girardeau
Mark H. Johnson

Chanticleer Real Estate, Inc. (SEAL)
A Corporation
By: *[Signature]*
Vice President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF _____ 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 *28th* day of *December* 1983
[Signature] (SEAL) *[Signature]*
Notary Public for South Carolina. My commission expires: *November 5, 1985*
4.00CD

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

5810

7328-113