

Grantor's Address R. J. Freeland, Jr. 27643

VCL 1210 PAGE 665

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that W. GREGORY HORTON and JOE F. HAYES

in consideration of ONE HUNDRED EIGHTY THOUSAND and NO/ONE HUNDREDTHS (\$180,000.00)----- 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 NORA P. STATHOS, her 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 Part of Lot #3 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 and Associates dated August 24, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10J at Page 19, reference to said latter Plat being made for complete metes and bounds description of said lot.

DERIVATION: This is a portion of the property conveyed to the Grantor herein by deed of Robert J. Boland, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1207 at Page 208, on February 29, 1984.

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; provided, however, that the Grantors, for themselves, their heirs and assigns, waive any right which they, they heirs and assigns, might have to enforce those restrictions contained in the deed of Robert J. Boland to them, recorded in the RMC Office as described above; and, in lieu thereof, the following restrictions are imposed, which are declared to be for the exclusive benefit of Lot #4 "Boland Park," as shown on the Plat first identified above:

THE GRANTEE agrees not to allow a fast-food hamburger, and/or biscuit type restaurant in competition with restaurant which is located on Lot #4 of "Boland Park". (By way of example only, such restaurants would include but not be limited to Burger King, Wendy's, McDonald's, Hardee's or any independent restaurant with a similar menu or mode of operation.)

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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(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 18th day of April, 1984

SIGNED, sealed and delivered in the presence of:

Daniel N. Ballard
Nancy H. Ridley
Rud L. Ware

W. GREGORY HORTON (SEAL)
JOE F. HAYES (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 18th day of April, 1984

Daniel N. Ballard (SEAL)
Notary Public for South Carolina

Rud L. Ware

My commission expires 8-25-87

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 18th day of April, 1984

Rud L. Ware (SEAL)
Notary Public for South Carolina

Barbara C. Horton
Eleanor B. Simpson

My commission expires 9/2/93

RECORDED this day of April, 1984

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