

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEGRANTEE'S ADDRESS: 301 College Street
Greenville, S.C. 29601

KNOW ALL MEN BY THESE PRESENTS, that MAG Associates, a South Carolina Partnership

in consideration of transfer of partnership property having a value of Six Thousand Eight Hundred 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 Patrick H. Grayson, Jr., his heirs and assigns, forever:

An undivided 25% interest in and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a topographic survey for Mrs. Winners Restaurant, prepared by Freeland & Associates, Engineers, dated July 30, 1984, and containing 6,019 square feet, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Butler Road at the joint front corner of property of Holly Farms Fried Chicken and running thence with the joint line of said property N. 26-18 W. 187.60 feet to an iron pin in the line of a tract containing 39,773 square feet; running thence with the line of said tract N. 63-45 E. 34.20 feet to an iron pin in the line of property of Minnie L. Whatley, et al. and running thence along the line of said property S. 25-01 E. 187.50 feet to an iron pin on the northern side of West Butler Avenue; running thence with the northern side of West Butler Avenue S. 63-28 W. 30.00 feet to the POINT OF BEGINNING.

BEING a portion of the same property conveyed to the Grantor by the deed of M. & K. Properties, a Partnership, now known as KALMAC, recorded May 10, 1976 in the RMC Office for Greenville County, in Deed Volume 1036 at Page 20. See also correction deed, recorded October 15, 1976 in Deed Volume 1044 at Page 676.

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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 1st day of August 19 84

SIGNED, sealed and delivered in the presence of:

MAG Associates, a South Carolina Partnership
By: Lloyd D. Auten (SEAL)
Patrick H. Grayson, Jr. (SEAL)
James L. Hood as Trustee (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 1st day of August 19 84

Richard L. Herring (SEAL)
Notary Public for South Carolina
My Commission Expires: 5/3/89

Judy EvansSTATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER - NOT NECESSARY

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina
My Commission Expires

RECORDED this day of 19 at M., No.

(CONTINUED ON NEXT PAGE)