

GRANTEE'S MAILING ADDRESS:

2711 Wade Hampton Blvd.
Greenville, SC 29615

VEL 1219 PAGE 267

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, H. P. McMANUS,

in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) ----- 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 RYAN'S FAMILY STEAK HOUSES, INC., its successors and assigns forever:

ALL that piece, parcel or lot of land lying, being and situate on the north side of Lancaster Avenue (formerly King Street), in the City of Greer, Chick Springs Township, Greenville County, South Carolina, designated as Lot No. 9 of the property of P. B. Taylor, et al., according to survey and plat thereof made by H. S. Brockman, Surveyor, dated April 17, 1952, recorded in the RMC Office for Greenville County, S.C., in Plat Book T at Pages 422-423, reference to which plat is made for a more particular description.

ALSO, ALL that piece, parcel or lot of land lying, being and situate on the south side of Old National Highway No. 29 near the western limits of the Town of Greer, in School District No. 235, Greenville County, South Carolina, being a portion of Lot No. 71 of the W. H. Brockman Estate as shown on a plat thereof made by Dalton & Neves, dated June, 1926, and is more particularly described in a deed from J. H. Benson, et al., to Patricia M. Burns Yarborough, et al., dated June 20, 1952, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 458 at Page 41, reference to which deed is made for a more particular description. -11-235-T17.1-5-20,29

The above property is also described and shown on a plat entitled "Survey for Ryan's Family Steak Houses, Inc.," prepared by Wolfe & Huskey, Inc., dated July 25, 1984, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-T at Page 49, and is shown thereon as the private paved road adjoining other property of the Grantee herein and runs from West Poinsett St. to Lancaster Road.

This being a portion of the property conveyed to the Grantor herein by deed of M. Cleo Williams recorded March 26, 1973, in the RMC Office for Greenville County, S.C., in Deed Book 971 at Page 135.

(Continued)

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 10th day of August, 1984.

SIGNED, sealed and delivered in the presence of:

H. P. McManus (SEAL)
H. P. McMANUS (SEAL)

(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 10th day of August, 1984.

[Signature] (SEAL)
Notary Public for South Carolina

My commission expires 11/19/90

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
day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

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

(CONTINUED ON NEXT PAGE)

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