

GRANTEE'S MAILING ADDRESS:

2711 Wade Hampton Blvd.  
Greenville, SC 29615

VOL 1219 PAGE 269

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS that we, DOUGLAS O. TAYLOR, JAMES H. TAYLOR, and WILLIAM T. TAYLOR,

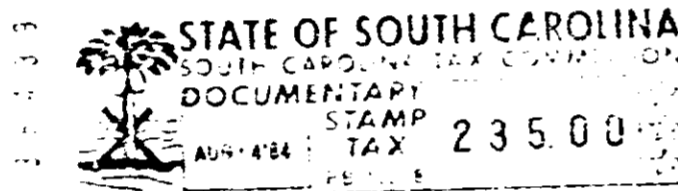
in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED (\$117,500.00) ----- Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RYAN'S FAMILY STEAK HOUSES, INC., its successors and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, on the southern side of S.C. Highway 101 (West Poinsett Street), as shown according to a "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. According to said plat, the within property consists of 1.92 acres.

A portion of the above-described property was conveyed to the grantors by deed of Douglas O. Taylor, as Trustee, dated October 27, 1976, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1045 at Page 345. Another portion of the property was inherited by the grantors from the Estate of the late Rowell Beeco Taylor, and reference is craved to the files of the Probate Court for Greenville County, S.C., Apartment 1393, File 23.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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 10th day of August, 1984.

SIGNED, sealed and delivered in the presence of:

*Edna R. Vanghe*  
Edna R. Vanghe

*Douglas O. Taylor* (SEAL)  
Douglas O. Taylor  
*James H. Taylor* (SEAL)  
James H. Taylor  
*William T. Taylor* (SEAL)  
William T. Taylor (SEAL)

STATE OF SOUTH CAROLINA }  
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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.

*Edna R. Vanghe* (SEAL)  
Notary Public for South Carolina.

My commission expires 11/19/90

STATE OF SOUTH CAROLINA }  
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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 \_\_\_\_\_

Notary Public for South Carolina.

My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of AUG 14 1984 19 \_\_\_\_\_ at 9:47 A/ M., No. 3800

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