

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:

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 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. 25-59-30 E. 58.85 feet to a point; thence N. 64-00-30 W. 20.00 feet to a pin; 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.

Including also the right and easement in perpetuity to construct and maintain catch basins and storm sewer pipes along the easterly boundary of the property conveyed herein, and also the right and easement in perpetuity to construct a storm water detention facility on Chanticleer Real Estate, Inc.'s property, to the north of the property conveyed herein. This area is more particularly described as bounded on the west by property now or formerly leased to Southern Bank & Trust, bounded on the north by a creek and on the south and east by a road to be constructed by Grantee. And also the right and easement in common with others to use the road to be constructed by Grantee along the northerly boundary of the property conveyed herein, for ingress and egress to Grantee's property at not less than three points, thirty (30) feet in width along said road.

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RECORDED AUG 16 1984

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