

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF GREENVILLE.) GENERAL WARRANTY DEED
(BUILDING AND IMPROVEMENTS ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT Hu-Trend Foods, Inc., a corporation chartered under the laws of the State of South Carolina, and having a principal place of business at Greenville, South Carolina, for and in consideration of the sum of One and No/100 (\$1.00) DOLLAR and the partial assumption of that certain mortgage as set out below, to it paid by EVERETTE H. NEWMAN, TRUSTEE NO. 10, a Trust under the laws of the State of South Carolina, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, unto EVERETTE H. NEWMAN, TRUSTEE NO. 10, his successors and assigns forever, the following described BUILDING AND IMPROVEMENTS ONLY, located in the County of Greenville, State of South Carolina, to-wit:

The building, known as D'Lites Restaurant, structures and improvements now or hereafter erected on the premises hereinbelow described, SAID REAL ESTATE PREMISES BEING SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, including without limitation, the buildings, walkway and road improvements, parking facilities, improvements, landscaping improvements, of whatever nature, utility lines (to the extent of the interest of the Grantor therein) and all apparatus, machinery devices, Fixtures, appurtenances and equipment necessary for the proper operation and maintenance of said building, including, without limitation, the following: asphalt, vinyl, composition and other floor, wall and ceiling coverings; partitions, doors and hardware; heating, plumbing and ventilation apparatus; gas, electric and steam fixtures; chutes, ducts and tanks; oil burners, furnaces, heaters, incinerators and boilers; air conditioning equipment; washroom, toilet and lavatory fixtures and equipment; engines, pumps, dynamos, motors, generators, electrical wiring and equipment; tools, building supplies, lobby decorations and window washing equipment; and all additions thereto and replacements thereof.

SAVE AND EXCEPT, HOWEVER, FROM THIS CONVEYANCE:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, said parcel of land lying on the Eastern side of Laurens Road, also known as U. S. Highway 276 and containing 1.15 acres, and being fully shown on that certain plat of James R. Freeland, Reg. L.S., dated June 23, 1984, duly of record in the office of the REC for Greenville County, South Carolina, in Plat Book 10 W, at page 98, and being more particularly described as follows: BEGINNING at an iron pin on the northern side of U. S. Highway 276 approximately 678 feet from Woodruff Road and thence along the line with Verdae

400 8 1001

9725

74325 RV 21