

Grantee's Address: 5986 Financial Drive, Norcross, Georgia 30071
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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FILED
GREENVILLE S.C.

DEC 27 11 18 AM '84

DONNIE S. WATERSLEY

in consideration of One Hundred Seventy-Five Thousand and No/100 (\$175,000.00) ----- Dollars,

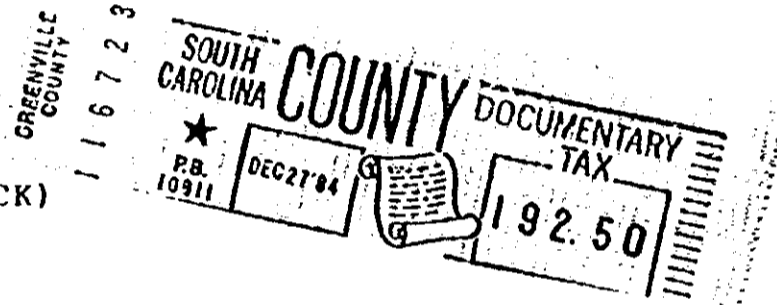
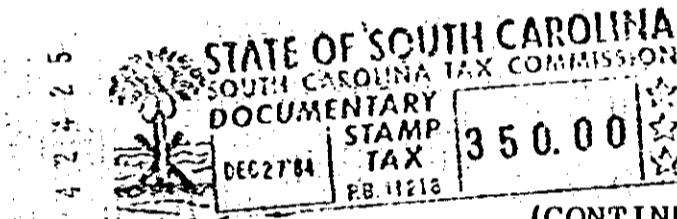
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Waffle House, Inc., a Georgia corporation, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville and being more particularly described as follows:

BEGINNING at an iron pin on the eastern right of way of U. S. Highway 276, approximately 161 feet southeast of its intersection with Interstate 85; thence along the line with John D. Hollingsworth S. 85-17 E. 311.68 feet to an iron pin; thence continuing along said line S. 47-12 W. 216.20 feet to an iron pin on the eastern right of way on U. S. Highway 276; thence along said right of way N. 41-23 W. 230.0 feet to the point of beginning.

The above described property is conveyed subject to all easements, restrictions, or rights of way which may appear of record or on the premises as may be applicable to said property as well as applicable zoning laws and ordinances, if any.

This is the same property conveyed to the Grantor herein by deed of Fred Staggs and Ella Staggs, dated February 14, 1951 and recorded in the RMC Office for Greenville County, South Carolina at Deed Book 429, Page 50.



(CONTINUED ON BACK)

12-65-273-1-5.1

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 assigns, against the grantor(s) and the grantor's(s) heirs 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 27th day of December, 19 84.

SIGNED, sealed and delivered in the presence of:

Tobie Allen (SEAL)
Tobie Allen (SEAL)
George H. Funderbuck (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 27th day of December, 19 84.

George H. Funderbuck (SEAL) Paul J. L. Ford
Notary Public for South Carolina
My commission expires: 11/25/84

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER 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 _____

DEC 27 84 1320 4.0001

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

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