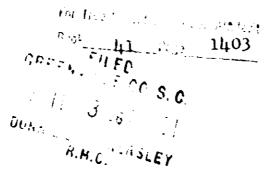
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that Chanticleer Real Estate, Inc.

A Corporation chartered under the laws of the state of South Carolina and having a principal place of business at

Greenville , State of South Carolina , in consideration of exchange of property of equal value

Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto 3000 Augusta, Inc., its successors and assigns forever,

AN UNDIVIDED 17 1/2% INTEREST IN AND TO:

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: \(\lambda 0 - 1 - 7 \lambda \rangle 100 - 1

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 to Grantor 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. 64-00-30 W. 20.00 feet to a point; thence N. 25-59-30 E. 58.85 feet to a point; 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 rightof-way of Grove Road S. 25-59-30 W. 65.0 feet to an iron pin, the POINT OF BEGINNING, containing 0.476 acres.

(Continued on Back)
ogether 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 does hereby bind itself and its successors 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. IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 28th 1983 December day of Chanticleer Real Estate, Inc. (SEAL) SIGNED, sealed and delivered in the presence of: Sellie K. Dirardeau

/ fack of history	Secretary .		
COUNTY OF	PROBATE		
oy its duly authorized officers, sign, seal and as its witnessed the execution thereof. SWORN to before me this day of the execution thereof. Notary Public for South Carolina.	onally appeared the undersigned witness and made act and deed, deliver the within written Deed, and (SEAL) (SEAL) (CCTO3 JA11-8	Juliu -	e within named Corporation, her witness subscribed above, 4.00CD
My commission expires:	85	M., No	

Kéc President