

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Ryan's Family Steak House of Greenville, Number 2, hereafter referred to as Grantor, in consideration of the sum of _____ DOLLARS, paid to Grantor by Ryan's Family Steak Houses, Inc., hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, being located on the Western side of White Horse Road, and containing 1.2 acres, more or less, as shown on survey entitled "Property of Ryan's Family Steak House of Greenville-No. 2", dated March 1, 1979, prepared by Clarkson Surveying Company, recorded in the Greenville County REC Office in Plat Book _____ at page _____ and having, according to said survey, the following metes and bounds, to-wit:

Beginning at an old iron pin on the western side of the right of way of White Horse Road and running thence along said right of way N 26-16 W, 151.02 feet to a new iron pin (said iron pin being 2.48 feet, more or less, in a southerly direction from an old iron pin) at the joint corner of the within tract and other property of the C. Douglas Wilson, Inc.; thence S 57-00 W, 350 feet to a new iron pin; thence S 26-16 E, 151.02 feet to a new iron pin on the northern side of the right of way of Eastbourne Road; thence along said right of way N 57-00 E, 350 feet to an old iron pin, the point and place of beginning.

This being the same property conveyed to Grantor herein by deed of C. Douglas Wilson, Inc. dated March 13, 1979 and recorded in the office of the REC March 15, 1979 in Deed Book 1098, page 492.

The above property is being distributed to the sole remaining partner of the Grantor Partnership in liquidation of the Partnership.

(13)-308-B3.2-5-135.2

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 12th day of May, 1982.

Signed, Sealed and Delivered in the Presence of
[Signature]
Dana A. Barfield

Ryan's Family Steak House of Greenville, Number 2 (Seal)
by *[Signature]* (Seal)
Alvin A. McCall, Jr. (Seal)
Managing Partner (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 12th day of May, 1982
[Signature] (Seal)
Dana A. Barfield
Notary Public for South Carolina

My Commission expires January 1, 1985 9/23/90

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this _____ day of _____, 19____
[Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this MAY 17 1982 day of _____, 19____, at _____ M., No. 25513
at 3:13 P.M.

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