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John T. WINKLEY
R.M.C.

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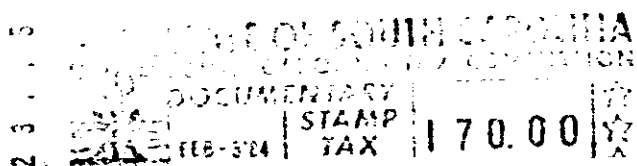
Form No. 117—Title to Real Estate to a Corporation
Revised 1961

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

GRANTEE'S Address:
P.O. Box 6450
Norcross, GA. 30091

KNOW ALL MEN BY THESE PRESENTS, THAT

Greenville Inns, a General Partnership,



in the State aforesaid in consideration of the sum of Eighty-five Thousand
and no/100 (\$85,000.00) -----Dollars,

to it in hand paid at and before the sealing and delivery of these Presents, by
Waffle House, Inc., a Georgia corporation,

in the State aforesaid (the receipt whereof is hereby acknowledged),

have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
Waffle House, Inc., a Georgia corporation, 5986 Financial Drive,
Norcross, Georgia 30071

All that piece, parcel or lot of land situate, lying and being in
Greenville County, South Carolina, as shown on a survey by Freeland
& Associates, dated September 21, 1983, designated as a part of Lot
1, Boland Park, survey for Waffle House, Inc., recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book 10-H,
Page 35, and being more particularly described as follows:
BEGINNING at a point on the northern side of Pelham Road, joint
front corner with the property of Sun Oil Company, and running
thence N 27-47 E 142.50 feet to an iron pin, thence turning and
running S 60-28 E 119.99 feet to an iron pin, thence turning and
running S 27-43 W 157 feet to an iron pin on the northern side of
Pelham Road, thence turning and running along the northern side of
Pelham Road N 53-37 W 121.50 feet to an iron pin, the point of be-
ginning, being 0.41 acres, more or less.

ALSO, a 30 foot easement for ingress and egress beginning at an iron
pin on the northern side of Pelham Road at the southwestern corner
of the above-described property, thence running N 27-43 E 157.00
feet to an iron pin, thence turning and running S 60-28 E 30.02 feet
to an iron pin, thence turning and running S 27-43 W 160.18 feet to
an iron pin in the northern side of Pelham Road, thence turning and
running N 56-09 W 9.95 feet to an iron pin, thence continuing 20.34
feet to an iron pin, the point of beginning, being 0.11 acres more
or less.

GRANTOR herein warrants and covenants that GRANTOR will not buy, sell,
lease or otherwise make available any land either now controlled by
GRANTOR or acquired subsequent to the date of this deed, within one
city block or 1,000 lineal feet, whichever is greater, of the demised
premise for use for restaurant or foodservice purposes for a period of
50 years from the date hereof. This covenant shall be binding upon
GRANTOR, its successors, assigns or beneficiaries. GRANTOR does further
agree that it will not convey any parcel of land within the restricted
area except by lease or deed containing restrictive covenants equivalent
to the above, which fully protects GRANTEE'S interest herein. Any

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