

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men By These Presents: That The Pelham Mills, a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Pelham in said State, for and in consideration of the sum of Two Thousand and Sixty-four and 80/100 (\$2,064.80) Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto James P. Green.

All that piece, parcel or tract of land in the State and County aforesaid, in Butler Township, on waters of Enoree River, containing fifty-one and 62/100 (51.62) acres, and having the following metes and bounds, courses and distances, to wit: Beginning at a stone, which is designated on the plat of said property (surveyed and platted by William D. Neves, Engineer, Greenville, S.C. April 11, 1916) as Corner 1; thence N. 81° 30' E. 1400 feet to a stone, Corner 2, thence S. 84° 36' E. 243 feet to a stone, Corner 3; thence N. 71° E. 654 feet to a stone, Corner 4; thence S 60° 30' E. 434 feet to a stone, Corner 5; thence S 34° 15' E. 332.5 feet to a stone, Corner 6; thence S 45° W. 801 feet to a stone, Corner 7; thence 75° 35' W. 551 feet to a Post Oak, Corner 8; thence S 57° 30' W. 351 feet to a stone, Corner 9; thence S. 4° W. 60 feet to a Birch on north bank of Enoree River, Corner 10; thence with the meanders of the said River up the said River as the line 2332 feet to a stone on the north bank of said River, Corner 11; thence N 51° 45' E. 68 feet to a stone, Corner 12; thence S. 28° E. 535 feet to the stone, Corner 1, the beginning corner; as shown by plat made by William D. Neves, Engineer, above referred to, which said plat is hereto attached and made a part hereof. See said plat for the bounds.

RESERVING, however, the right to the continued use of the water of said River and its tributaries touching said premises, together with all water rights which are now in existence and use by the grantor, or which may hereafter come into existence and use by the grantor or its successors at the will and pleasure of the grantor or its successors, to the grantor and its successors; that is to say, as conditions now are, or by reason of any additional improvement or improvements which may be erected by the grantor or its successors at any time in the future, for the full and perfect use and enjoyment of the water of said River and its tributaries touching said premises, together with all water rights and incidents thereto, to the grantor and its successors.

RESERVING, also, the right to flood by back water from the dam or dams now existing or which may hereafter be constructed any portion of the land herein conveyed.

RESERVING, also, the right to fill up any tributary streams flowing through the land herein conveyed, should the same be filled up because of the existence of the present dam or dams or of any future dam or dams which may be constructed.

AND RESERVING; also, specifically the right to maintain and continue to use the present dam or dams now constructed upon said River and to construct and maintain upon said River and its tributaries on said premises any additional dam or dams of at least three feet in height at the points indicated upon the said plat as "Top Shoal" and "Shoal", the latter being known as "Bottom Shoal", that the grantor or its successors may at any time in the future desire to construct..

IT BEING THE INTENTION OF THIS DEED AND BY THE RESERVATIONS HEREIN CONTAINED: To convey to the grantee the land herein described, in fee, but at the same time RESERVING to the grantor and its successors the use of all water and water rights now and hereafter upon and incident to said premises as fully and freely as the grantor herein or its successors might exercise while being the owner in fee of said premises.

AND BY ACCEPTING THIS DEED THE GRANTEE HEREIN AGREES to all of the covenants and conditions herein contained and HEREBY RELEASES AND AGREES TO INDEMNITY AND SAVE HARMLESS the grantor and its successors or assigns from any and all claims or demands of every nature and kind whatsoever, now existing or which may hereafter arise, by reason of any alleged damages to the said premises on account of or growing out of the dam or dams now existing or which may hereafter be constructed upon the said premises, or for any cause in connection with the use by the grantor or its successors or assigns of the water and water rights and incidents thereto, as aforesaid.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, EXCEPT all RESERVATIONS and AGREEMENT THERETO BY THE GRANTEE and RELEASE AND INDEMNITY FROM ALL CLAIMS OR DEMANDS FOR DAMAGES, as hereinabove stated.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinbefore named; and his heirs and assigns forever, EXCEPT all RESERVATIONS and AGREEMENT THERETO BY THE GRANTEE and RELEASE AND INDEMNITY FROM ALL CLAIMS OR DEMANDS FOR DAMAGES, as hereinbefore stated.

AND the said granting corporation hereby binds itself and its successors to warrant and for ever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof, EXCEPT all RESERVATIONS and AGREEMENT THERETO BY THE GRANTEE and RELEASE AND INDEMNITY FROM ALL CLAIMS OR DEMANDS FOR DAMAGES, as hereinbefore stated.

IN WITNESS WHEREOF the said grantin corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 11 day of April, in the year of our Lord one Thousand Nine Hundred and Sixteen and in the hundred and fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Erneat J. DeCamps

T. M. Hill, Jr.

THE PELHAM MILLS, (SEAL)
By Mac. Millian C. King.

Treas.