

State of South Carolina,)
County of Greenville.)

Know all men by these presents, That I, William G. Serrino, a married man, of the City and County of Greenville, State of South Carolina, hereinafter called the vendor, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration to me in hand paid by Saluda Land and Lumber Company, a corporation, at and before the enrolling and delivery of these presents, the receipt whereof is by me hereby acknowledged, have sold, released, remise and relinquished, and by these presents, do hereby sell, release, remise and quit claim unto the said Saluda Land and Lumber Company, a corporation duly created, organized and existing under the laws of the State of Delaware (hereinafter called the Vendee), its successors and assigns:

All the Timber and Trees, of every kind and description, now, and during the time hereinafter specified, situate, standing, lying and being upon that certain tract or area of land situate on the waters of Gap Creek, branch waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, more particularly described as follows, to-wit:

That certain area or tract of land, containing 60 acres, more or less, lying and being situate on waters of Gap Creek, branch waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina. Beginning at a stone, corner common to land herewith described, and those two other certain tracts of land owned by the Vendor, known as the "Hattie McCarsen and Luther and Martha Bruce Tracts", running thence N. 37° 35' W. 42.77 chs. to a stone on the line of land of J.H. Cleveland et-al; thence N. 64° E. approximately 30.00 chs. to a stone, corner common to area herewith described and the aforesaid "Hattie McCarsen tract"; thence S. 13° 15' W. 20.60 chs. to a stone; thence S. 10° 7' E. 19.15 chs. to a stone, the point of beginning.

Said tract of land being the area lying and being situate between the aforesaid McCarsen & Bruce Tracts, and to the South of the J.H. Cleveland lands, as in detail shown on a plat made by Howard Wiswall, C.E., Survey of 1918-1922, of record in the Office of the Registrar of Meane Conveyances in and for Greenville County, in Plat Book N., page 138; the boundaries of said area being thereon shown colored in red; reference to said Plat is hereby craved for full and complete description and location thereof.

And for the consideration hereinbefore expressed, I, the said Vendor, do hereby grant, bargain, sell and release unto the said Vendee, its successors and assigns: All rights of ingress and egress and all other rights, ways, privileges and easements, in, over, upon and across said lands, which may be useful, convenient or necessary for the cutting, assembling, removal and transporting of the timber and trees on said lands, herein conveyed, or any other timber, trees, or timber products, whatsoever, together with the right to locate, establish, build, construct, maintain and operate, over, upon and across said lands and premises, such roads, tramroads, railroads, steam skidders, tractors, machinery, and equipment, of any and every kind, whatsoever, whether the same are now used for such purposes or not, and whether or not the same have as yet been devised, invented or perfected, and which in the judgment of the said Vendee, its successors and assigns, may be useful, convenient or necessary for the cutting, assembling, removal and transporting of all such timber, trees and timber products.

Together with the right unto the said Vendee, its successors and assigns, to cut, use and remove any undergrowth, brush, earth or stone, the cutting, using or removal of which may be useful, convenient or necessary for the cutting, handling and removal of the said timber and trees, or in -

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the exercise of any of the rights granted hereunder, and with the further right, at any time, during the time hereinafter specified for the cutting and removal of said timber and trees, and the enjoyment of all other rights granted hereunder, or within ninety days after the expiration thereof, to remove any and all machinery, fixtures, and other property, of whatsoever nature, placed or erected upon said premises by said Vendee, its successors or assigns, but, the said Vendee, its successors and assigns, shall not be required to remove from said premises, any roadbed established thereon, nor be required to remove the tree tops, limbs, laps, branches, roots, stumps, sawdust or trees cut thereon, however, this shall not be construed or operate so as to preclude the said Vendee, its successors or assigns, from removing same, or any part thereof.

The Vendee, its successors and assigns, to have the full term of Twenty years from the 13th day of June, A.D. 1923, in which to cut and remove the Timber and Trees hereunder conveyed, at any time, and from time to time, during the said period, and in which to exercise, use and enjoy all the rights, ways, privileges and easements granted hereunder.

To have and to hold, all and singular, the said premises, timber, trees, rights, ways, privileges and easements unto the said Vendee, Saluda Land and Lumber Company, its successors and assigns, for the full term, time and period hereinbefore specified for the cutting and removal of the said timber and trees and enjoyment of all other rights granted hereunder.

In witness whereof, I have herunto attached my hand and affixed my seal this 1 day of September A.D., 1923.

Signed, sealed and delivered
in the presence of:

Lillie J. Bussey, U.S. Stamps 50 cts. W.G. Serrino (Seal)
Bertha M. Green. S.C. Stamps 50 cts.

State of South Carolina,)
County of Greenville.) SS

Personally appeared before me Bertha M. Green and made oath that she saw the within named William G. Serrino, sign, seal and as his act and deed deliver the within written instrument, and that she with Lillie J. Bussey witnessed the due execution thereof.

Sworn to before me this 1st, day of
September, A.D. 1923. Bertha M. Green

Lillie J. Bussey (L.S.)
N.P. for Greenville County, State of South Carolina.
My Commission expires at the pleasure of the Governor.

State of South Carolina,)
County of Greenville.)

I, Geo. W. Serrino, a Notary Public for State of South Carolina, do hereby certify unto all whom it may concern that Mrs. Nana McL. Serrino, the wife of the within named William G. Serrino, 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 relinquish unto the within named Saluda Land and Lumber Company, its successors and assigns, all her interest and estate, and also all right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 1st, day of Sept. A.D. 1923.

Geo. W. Serrino (L.S.) Nana McL. Serrino
N.P. for Greenville County, State of South Carolina.
My Commission expires at the pleasure of the Governor.
Recorded September 4th., 1923.

END OF DOC.