

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

Know all men by these presents, That I, S.B. Johnson, a married man, of the County of Greenville, State of South Carolina, hereinafter called the Vendor, for and in consideration of the sum of One hundred fifty Dollars (\$150.00), to me in hand paid by the Saluda Land & Lumber Company, a corporation, at and before the sealing and delivery of these presents, 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 Saluda Land & 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:

Rights-of-way, for the full time and period as hereinafter specified, and with all the rights, ways, privileges and easements as hereinafter more specifically set forth, with all rights of ingress and egress over, upon and across that certain piece, parcel or tract of land, lying on the waters of Gap Creek, branch waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, known as the "S.B. Johnson Tract", more particularly described as follows:

That certain piece, parcel or tract of land generally known as the "S.B. Johnson Tract", containing 226 acres, more or less, situate, lying and being on Gap Creek, branch waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, bounded on the North by lands of Saluda Land & Lumber Company, and W.G. Surrine; on the East by lands now or formerly of J.W. Mullinax; on the South by lands now or formerly of John D. Smith; on the West by lands now or formerly of Harriett Johnson and D.L. Potts, and having such shape, courses and distances as is shown on a plat thereof prepared by Howard Wiswall, C.E., for Saluda Land & Lumber Company, survey of 1920-1922, a copy of which plat is hereto annexed and made a part of this instrument, reference to said plat being craved for full and complete description of said property, said tract being thereon described as follows:

Beginning at a stake, corner common to land herein described and lands of W.G. Surrine, running thence S. 48° 15' E. 21.10 chs. crossing a branch at a stone, past a school house, to the Gap Creek Road; thence S. 46° 55' E. 12.50 chs. crossing Gap Creek to a stone; thence S. 71° 08' E. 18.53 chs. to a chestnut; thence S. 38° 15' E. 11.38 chs. to a post oak; thence N. 56° 23' E. 22.24 chs. along the line of land now or formerly of John D. Smith, to a stone; thence N. 12° 00' W. 12.83 chs. along the line of land now or formerly of J.W. Mullinax, to a stone; thence N. 22° 00' W. 11.20 chs. to a stone; thence N. 63° 30' W. 3.05 chs. to a stone by a sourwood; thence S. 41° 30' W. 2.31 chs. to a stone; thence N. 30° 30' W. 11.40 chs. to a stone on Gap Creek, to the intersection of a branch with Gap Creek; thence up and with the meanders of said branch to a stone corner common to land herein described and lands of Saluda Land & Lumber Company (David F. Bayne Tract); thence S. 45° 00' E. 18.40 chs. to a stone; thence N. 44° 00' E. 50.05 chs. past a pine to the beginning corner, being the same land on which timber and timber rights were conveyed to R.E. Johnston, for a period of twenty years, under Deed of Conveyance bearing date, September 19, 1903, recorded in the Office of the Register of Meane Conveyance in and for Greenville County, in Volume VIII, at page 752.

It being the express intention of the Vendor hereby to convey and grant unto the said Vendee, its successors and assigns, 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 the hereinbefore described lands, which may be necessary, useful or convenient for the cutting, assembling, removal and transporting of the timber, trees, and any other timber product whatsoever, in and from the particular district in which the hereinbefore described lands are situate, 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, and which in the judgment of the said Vendee, its successors and assigns, may be necessary, -

(Over)