

State of South Carolina,

County of Greenville.

Know all men by these presents, That I, Susan C. Mills, a widow, of the City and County of Greenville, State of South Carolina, hereinafter called the Vendor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to me paid by Saluda Land and Lumber Company, the receipt whereof is by me hereby acknowledged, have granted, bargained, sold and released, and by these presents, do hereby Grant, Bargain, Sell and Release unto the said Saluda Land and Lumber Company, a corporation created, organized and existing under and by virtue of 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, for and during the full term, time and period hereinafter specified, situate, standing, lying and being, and, hereafter growing, upon that certain piece, parcel or tract of land, more particularly described as follows, to-wit:

That certain piece, parcel or tract of land, commonly known as the "James Campbell Hand Tract" containing 226 acres; more or less, situate, lying and being on Mathews Creek, branch waters of South Saluda River, in Cleveland Township, Greenville County, State of South Carolina, having such shape, courses, distances and boundings as is shown on a Plat thereof made by Howard Wiswall, C.E., Survey of 1921-1922, of record in the Office of the Registrar of Mesne Conveyance in and for Greenville County, said State, in Plat Book , page ; reference to said Plat and the records hereinafter specified being craved for full and complete description of said property, said tract being thereon described as follows, to-wit:

"Susan C. Mills Tract"

Beginning at a Spruce Pine on the East bank of Mathews Creek, corner common to land herewith described and land of Saluda Land and Lumber Company, known as the "Wilson-Guignard Tract-A-3"; thence N. 70° 10' E. 18.49 chs. to a stone; thence N. 19° 51' W. 45.69 chs. to a stone; thence S. 71° 15' W. 25.11 chs. to a Stone; thence S. 19° 34' E. 56.14 chs. to a dead Pine; thence S. 78° 45' W. 30.68 chs. to a stone; thence S. 12° 21' E. 8.79 chs. to a Maple; thence N. 88° E. 26.74 chs. to a stone; thence S. 20° 20' E. 33.30 chs. to a stone; thence N. 67° 30' E. 20.53 chs. to a Stone on the West Bank of Mathews Creek; thence up and with the meanders of said Mathews Creek to a Spruce Pine, the point of beginning.

The said tract being the tract of land originally granted by the State of South Carolina unto James Campbell Hand January 5, 1801, (Plat thereof of record in the office of the Registrar of Mesne Conveyances in and for County and State aforesaid in Location Book F, page 34) and by Mesne Conveyance passed unto Thomas B. Whitire, who by Deed of Conveyance bearing date June 27, 1902 of record in the R.M.C. Office aforesaid, in Vol. III of Deeds, page 762, did convey the same unto the said Susan C. Mills.

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 right 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 -

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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 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 all 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, or sawdust from 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.

Time Limit

The Vendee, its successors and assigns, to have the full term of Thirty Years from the date hereof, 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.

Reversion at Expiration.

Provided, However, that title to so much of said timber and trees as may be remaining on said lands, both standing and fallen, at the expiration of the time, term or period hereinbefore provided and fixed for the cutting and removal thereof, shall immediately revert to and become the property of the said Vendor, her heirs and assigns.

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.

And I, the said Susan C. Mills, Vendor, do hereby bind myself, my heirs, executors, administrators and assigns, to warrant and defend, all and singular, the said premises, timber, trees, rights, ways, and easements hereunder granted and conveyed unto the said Saluda Land and Lumber Company, a corporation, its successors and assigns, against myself, my heirs and any person lawfully claiming or to claim the same, or any part or portion thereof.

And it is hereby mutually covenanted and agreed by and between the said Vendor and Vendee:

Location of Rights-of-way

First - That the said Vendee, its successors or assigns, shall, in the establishment and -

(Over)