

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. R. G. Ballenger

in the State aforesaid,
in consideration of the sum of

Twenty six Thousand and Eighty (22,680.00)

DOLLARS

to *me*

in hand paid

at and before the sealing of these presents by *J. Z. Cleveland*

(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

J. Z. Cleveland

All that certain lot of land, situate, lying and being in South Carolina, Greenville County, Saluda Township, and having the following metes and bounds, to-wit:

Beginning at a point on the North side of National Highway 25, between the creek and the road, on the corner of lot No. 6, on a plat hereinafter described; and running thence N. 40-30 W. 85 ft. to a point on bank of creek; thence crossing the creek, N. 38 E. 45 ft. to a point on the North side of the creek; thence N. 19-30 W. 345 ft. to a stake south of the fork of the branch; thence N. 64 E. 105 feet to a stake in the center of the Old Buncombe Road; leading through Wildwood Settlement; thence N. 26 W. 400 ft. to a stake in the center of the road; thence N. 39 W. 50 ft. to a stake on the South side of the road, corner of school house lot; thence S. 88 W. 500 ft. along the school house lot line to a stake; thence S. 73-15 W. 815 ft. to a stake in the center of branch; thence S. 64-30 E. 807 ft. to a stake; thence S. 12-45 E. 298 ft. to a stake on the northwest side of the National

Highway 25; thence in a westerly direction along the center of the right of way of said highway 505 ft. to a stake on the south west side of the highway, corner of lot No. 11, on a plat hereafter referred to; thence S. 6-30 E. 1154 ft. to a stake on the line of lot No. 17; thence N. 71 E. 510 ft. to a stake; corner of lot No. 11, 12, 14, and 17; thence N. 53 E. 1320 ft. to a stake on the right of way of the said highway; thence along the said highway to the point and place of the beginning and including boundary designated on a plat hereinafter mentioned as lots Nos. 5, 11, 12, and the rear portion of lot No. 6, known as the store lot, and containing 48.17 acres plus the rear of lot No. 6, containing a fraction of an acre, be the same more or less.

It is understood and agreed, that the above premises is conveyed subject to the right of the owner of the mill tract down the said creek to maintain a dam at its present height and to back water as a consequence thereof on the above premises, and that no claim for damages for the said back water may be sustained, the right to back water on the said premises being hereby expressly reserved, and this shall be a covenant to run with the premises against the grantee, his heirs and assigns.

Also: All that other tract and parcel of land situate, lying and being in South Carolina, Greenville County, Saluda Township, and having the following metes and bounds, to-wit:

Beginning at a stake in the center of the branch known as Dead Horse Branch on the Callahan Mountain Road, 340 ft. from the east edge of the Saluda River Bridge and at the corner of lots Nos. 18 and 19 on a plat hereinafter referred to and running thence up and with the said branch as the line 735 ft. to a bend in the branch; thence N. 45 E. 200 ft. to joint corner of lots Nos. 16, 18, 19, and 20; thence S. 84 E. 32 ft. to a stone; thence E. 45 W. 200 ft. to a stake; thence N. 64 E. 240 ft. to a stake; thence S. 50 E. 237 ft. to a stake; thence S. 67-15 E. 386 ft. to a stake; thence S. 80-45 E. 242 ft. to a stake; thence N. 86-15 E. 160 ft. to a stake; thence N. 80-30 E. 160 ft. to a stake near large dead oak; thence S. 82 E. 200 ft. to a stake; thence S. 50-45 E. 110 ft. to a stake near a locust; thence S. 76-30 E. 157 ft. to a stake; thence S. 89 E. 200 ft. to a stake; thence S. 66 E. 225 ft. to a stake; thence N. 89 E. 190 ft. to a stake; thence S. 77-15 E. 250 ft. to a stake (pts) thence S. 37 W. 1930 ft. to stake in the center of Callahan Road; thence following the center of the Callahan Mountain Road as the line, as now located, 3899 to the beginning, and including lots Nos. 19, 20, 21, 22, 23, & 24 as shown by plat of subdivision of the land of R. G. Ballenger prepared by Justice and Miller, Surveyors of Hendersonville, N.C. dated June 1936, and containing according to said plat 102.49 acres, be the same more or less.

Also: All that parcel and tract of land situate, lying and being on the east side of North Saluda River and having the following metes and bounds, to-wit: Beginning at a point in the center of National Highway 25 (stake on east side of the highway), and running thence down the said highway in the direction of Greenville, 820 ft. to the intersection of the farm road to the said highway, being the joint corner of lot Nos. 16 and 17, on a plat hereinafter referred to; thence in an easterly direction following the said farm road as a line 290 ft. crossing the North Saluda River to a bend in road; thence continuing along the said road with the line of lot No. 16, S. 33 E. 577 ft. to a stake in the center of the branch; thence up the said branch following the branch as a line 5130 ft. to a point in the branch; thence S. 57 E. 385 ft. to a stake near popular in the hollow on the line of Saluda Land Company; thence N. 12 E. 1114 ft. to a stone on the line of Saluda Land Company; thence N. 72 W. with the line of Saluda Land Company 2300 ft. to a stone; thence N. 58 W. 710 ft. to a stone; thence N. 53 W. with the Humphries line 1640 ft. to a stone; thence N. 59 W. 1280 ft. to the center of North Saluda River joint corner of lots Nos. 15 and 13; thence down the said river following the center of the Right as line 667 ft. opposite a Sycamore tree on bank; thence N. 86-30 W. 200 ft. to the beginning point in center of Hendersonville-Greenville Highway known as the Buncombe Road and designated as