

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS that H. D. Burns and wife Sybil Burns, of Greenville County, South Carolina, and C. N. Garland and wife Dorothy Garland, of the State of Tennessee, in consideration of the sum of Five Thousand Dollars (\$5000.00) to them paid by Fairfield Forests Products Company, a South Carolina corporation, 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 Fairfield Forests Products Company, a corporation, all the forest growth, wood, timber, and timber products, now situate, located and being on that certain piece, parcel and tract of land, situate, and being in Bates Township, Greenville County, South Carolina, more particularly described by metes and bounds, as follows, to-wit:-

Beginning at a point in the Marietta-Dacusville (Pickens) surface treated road at intersection of Freeman's Bridge Road and running thence in a southerly direction with said Dacusville Road to iron pin corner of a 35-acre tract conveyed by Herman A. Gudger to B. H. Pierce; then with Pierce line N. 27 W. 7.00 chains to iron pin; thence continuing with said Pierce line S. $74\frac{1}{2}$ W. 21.30 chains to iron pin, S. 25 W. 10.60 chains to iron pin on North bank of road; thence with the road S. 39 E. 3.47 chains; S. 51 E. 5.14 chains; S. 61 E. 11.00 chains to said Marietta-Dacusville Road; thence continuing with said road to the line of Isaac Eppes; thence with Eppes line N. $84\frac{1}{2}$ W. 100 feet, more or less to iron stake; thence continuing with Eppes line N. 25 W. 5.27 chains to the head of branch; thence with the meanderings of the branch (Eppes line) 32.26 chains to a stone (W. O. gone), S. $38\frac{1}{3}$ W. 11.85 chains to Sweet Gum, N. $79\frac{7}{8}$ W. 3.95 chains to a Birch in East bank of said South Saluda River near the mouth of branch; thence up the meanderings of the river to Freeman's Bridge; thence in a general easterly direction with Freeman's Bridge Road to the said Marietta-Dacusville Road, point of Beginning, and containing 300 acres, more or less.

The said H. D. Burns and wife Sybil Burns and C. N. Garland and wife Dorothy Garland, further give, grant and convey unto the said Fairfield Forest Products Company, Inc. its successors and assigns, the right and privilege of cutting and removing said timber, wood and forest products from the lands hereinbefore described, the same to be cut and removed within a period of three years from and after this date. The said grantors further give and grant unto the said Fairfield Forest Products Company, Inc., its successors and assigns, the right to build and construct all necessary roads over said lands for the purpose of removing said timber and forest products.

IT IS FURTHER STIPULATED AND AGREED ON the part of the vendors that they will pay any taxes which may be separately assessed against said timber and forest products during said three year period within which the grantees are to cut and remove said forest products.

All timber, wood and forest growth not cut and removed from said lands within a period of three years from and after this date shall revert to and become a part of the property of the vendors herein.

The above described land constitutes a portion of the land conveyed to H. D. Burns and C. N. Garland, by deed dated February 21, 1944, recorded in the office of the Register of Mesne Conveyances in and for Greenville County in Volume 261 at page 201. ✓

TOGETHER with all and singular the right of ingress and egress over and across said lands or any and all other lands owned by said vendors at such place and places as the vendee, its successors and assigns may elect, for the purpose of cutting and removing the aforesaid timber, and wood products, or other timber and wood products owned by the vendee, with the further right and privilege on the part of the said Fairfield Forests Products Company, Inc., to erect and locate on said lands all facilities deemed necessary for the cutting and manufacture of said timber and wood products with the right to cut any trees that may be necessary for the purpose of cutting and removing the timber products from said lands. The said Fairfield Forests Products Company, Inc., shall have the right to remove any fixtures or appurtenances constructed or located on said lands by it, upon the termination of this contract.

TO HAVE AND TO HOLD the forest growth, wood, timber, and timber products before mentioned unto the said Fairfield Forests Products Company, Inc., its successors and assigns, for three years from date hereof.

And the said H. D. Burns and wife Sybil Burns and C. N. Garland and wife Dorothy Garland, do hereby bind their heirs, executors and administrators, to warrant and forever defend all and singular the said forest growth, wood, timber and timber products unto the said Fairfield Forests Products Company, Inc., its successors and assigns, against each and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS OUR HANDS AND SEALS, THIS THE 5 day of September, 1944.