

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Julian Walton, of Anderson County, South Carolina,

in the State aforesaid,
in consideration of the sum of
Two Thousand-five hundred (\$2,500.00) dollars, Dollars

to me in hand paid
at and before the sealing of these presents by W. L. Martin, Jr., of Greenville County, South Carolina,

(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
W. L. Martin, Jr. his heirs and assigns forever;

All that parcel or tract of land containing One hundred thirty-five (135) acres, more or less, lying and being about Six miles from Honea Path, in Dunklin Township, Greenville County, South Carolina, bounded now or formerly, on the North by lands of J. E. Gossett; on the East by lands of Mrs. Mary Boyce; on the South by lands of L. M. and J. C. Gossett; and on the West by lands of Belton Power Company, and being made up of two tracts of land conveyed to W. E. Gossett (1) tract of 41 acres, more or less, by Mattie A. McGee, Executrix, by deed dated November 13th, 1909, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book No. 5 at page 59, and tract (2) of 100 acres, more or less, by B. M. McGee by his deed dated November 19th, 1909, and recorded in the office of said Register in Deed Book No. 9, at page 454, and being the same tract conveyed to the Belton Light & Power Company by deed of the Federal Land Bank at Columbia, dated February 1st, 1938, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S.C. in Deed Book 152 at page 21. Being the same tract of land conveyed unto the said Julian Walton, by the Belton Light & Power Company, by deed dated Sept. 30th, 1942, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S.C. in deed book 247 at page 413.

RESERVING, HOWEVER, To the grantor for Belton Light & Power Co., its successors and assigns, an easement over the said parcel or tract of land that shall include the right at any and all times to raise or lower the level of the present and future ponds and dams of the grantor, so as to flood, cover, overflow and impound water on any or all of said parcel or tract of land and render the same wet or soggy by the operation of its present or future Hydro-Electric Plant and its accessories by the grantee, its successors and assigns; together with the right to clear and otherwise use such land as may be deemed necessary or desirable from time to time in the operation of such water-power plant; together with the right to destroy, sell, use or otherwise dispose of and wood, timber, brush or other material from such of said lands as may be found necessary or desirable to be cleared from time to time in the operation of such water-power plant; together with immunity from claims for damages by reason of the maintenance of the ponds upon said parcel or tract of land and the operation of such Hydro-Electric Plant.

Excepting that certain parcel or tract of land conveyed by me unto Thos. (Mitch) Hudgens, about March 1st, 1943, this Hudgens parcel being 150 ft. wide along the river, and 300 ft. depth from the river, amounting to approximately 1.03 acres, more or less, which was sold out of the original tract. Under this deed it is agreed that if Mr. Hudgens cabin is more than 150 ft. from the Southwest corner, he will be allowed to hold approximately the same frontage and acreage, since this land was not surveyed at the time that Mr. Hudgen's deed was made.