

STATE OF SOUTH CAROLINA:

COUNTY OF GREENVILLE.

L E A S E

I, M. C. West, of the County of Greenville, State of South Carolina, hereinafter called the LESSOR, in consideration of the rentals hereinafter mentioned, have granted, bargained and leased and by these presents do grant, bargain and lease unto the Fletcher Lumber Co., Inc., the Lessee, for a period of four years from the sum of Eleven Hundred (\$1100.00) Dollars, payable in cash in advance. Said term of four years to begin October 2nd, 1946, and run until October 2nd 1950 and the said sum of \$1100.00 shall constitute the entire payment to be made to the LESSOR.

In consideration of the said sum of \$1100.00, receipt of which is hereby acknowledged, the LESSOR does hereby lease unto the LESSEE the following described property for the following purposes:

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina on the Buncombe Road and having the following metes and bounds according to a survey made by W. A. Hester, Surveyor, to-wit:

Beginning at an iron pin on the North side of Saluda River at the mouth of branch and running thence with said branch N. 11 W. 4.00 chs. to a bend; thence still with said branch N. 5 $\frac{1}{2}$  W. 6.50 chs. to an Iron Pin; thence N. 33 $\frac{1}{2}$  W. 37 chs. to a stone; thence S. 75 W. 11.75 chs. to a chestnut oak; thence S. 32 W. 15.00 chs. to a stake; thence S. 35 W. 5.10 chs. to stake on top of ridge; thence S. 38 $\frac{1}{2}$  E. 12.66 chs. to stake; thence N. 5 $\frac{1}{2}$  E. 6.00 chs. to a stake; thence S. 52 W. 6.00 to an iron pin; thence S. 38 $\frac{1}{2}$  E. 7.00 chs. to a stake on the North Saluda River; thence with said River 22.74 chs. to the beginning corner, containing 105 acres, more or less.

It is distinctly understood that the said Fletcher Lumber Co., Inc. shall have the exclusive right to cut the timber on the above described premises; it being agreed, however, that no timber shall be cut on said premises that does not exceed eight inches in diameter and eight inches from the top of the ground. Any and all other trees in excess of eight inches in diameter and eight inches from the ground, the said Fletcher Lumber Co., Inc. shall have the right to cut the same. The said Fletcher Lumber Co., Inc. shall have the right to cut the same at any time they, in their discretion, deem advisable within the four year period heretofore mentioned. They further shall have the right of ingress and egress at any point upon said property to do all things necessary to log and haul away said logs on said premises heretofore described.

The said Fletcher Lumber Co., Inc. shall have the right, if necessary, to erect upon said premises any type of building that is necessary for their use in the usual course of their business and that said buildings so erected at the expiration of said term are to be the property of the LESSEE and they shall have a reasonable time from the completion of said logging or at the end of the four year term to remove said buildings.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 2nd day of October, 1946.

Witnessed:

Geraldine Welch

Hubert E. Nolin

M. C. West (SEAL)

Lessor

THE FLETCHER LUMBER CO., INC.

BY: B. H. Youngblood (SEAL)

Lessee.