

TITLE TO REAL ESTATE

THIS LEASE AND AGREEMENT, made and entered into on this 1st day of November, 1946 by and between Annie E. Barton of Greenville, South Carolina, hereinafter called the Lessor, and Universal Zonolite Insulation Co., a corporation of the State of Montana hereinafter called the Lessee, witnesseth:

The Lessor for and in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and the mutual covenant hereinafter set forth has demised and leased and does by these presents demise and lease to the said Lessee, the minerals, mines, and mining privileges hereinafter more particularly set forth in and to those certain tracts of land being more completely described as follows:

All that piece, parcel and tract of land in Highland Township, Greenville County, South Carolina, conveyed to Pheobe Cox by deed of Ellena Angeline McKinney and Kathryn Ward dated April 19, 1900, recorded in the R. M. C. Office for Greenville County in Deed Book GGG Page 534 and devised to Annie E. Barton by Will of Pheobe Cox dated October 30, 1940, recorded in the Probate Court for Greenville County, South Carolina, in Apartment 484, File 525, and more particularly described as follows:

Beginning at a stone (corner of D. B. Stroud); thence S. 26 E. 10.00 chains to large Poplar on the right bank of Pax Creek; thence S. 35 E. 3.20 chains to a stake; thence N. 84 E. 13.00 chains to a large double pine; thence N. 55 E. 3.20 chains to a stake in forks of road; thence N. 84 E. along road 7.50 to a stake; thence crossing Pax Creek N. 10 $\frac{1}{2}$ W. 7.00 to stake; thence N. 81 W. 4.80 chains to an ash on a branch; thence N. 58 W. 10.85 chains to stone; thence N. 20 $\frac{3}{4}$ W. 3.18 chains to stone; thence S. 62 W. 14.82 chains to stone; thence S. 21 E. 1.70 chains to beginning, containing 36 acres, more or less, adjacent lands of D. B. Stroud, Jacob Cox and others and known as Lot No. 2 in the division of Estate of J. M. Ward, (deceased).

Also, all that piece, parcel and tract of land in the State and County aforesaid on both sides of Pax Creek waters of South Tiger River and being the same conveyed to Pheobe Cox by Ellena Angeline McKinney by deed dated January 4, 1902 by deed recorded in Deed Book 256 at Page 245 in the R. M. C. Office for Greenville County, and devised to Annie E. Barton by Will of Pheobe Cox dated October 30, 1940, recorded in Probate Court for Greenville County, South Carolina, Apartment 484, File 525 and being more specifically described as follows:

Beginning at a stone (corner of Pheobe Cox and J. H. Roe; thence S. 20 $\frac{3}{4}$ E. 3.18 chains to stone 3x; thence 58 E. 10.85 chains to ash; thence S. 81 E. 4.80 to stone; thence crossing Pax Creek S. 10 $\frac{1}{2}$ E. 7.00 to stake in Mill road; thence N. 75 E. along said road 5.97 to stake in road; thence N. 54 $\frac{1}{2}$ W. 9.00 to stone; thence N. 57 $\frac{3}{4}$ W. 17.65 to beginning corner, containing 5 $\frac{1}{10}$ acres, more or less, adjacent lands of Kathryn Ward and Ellena Angeline McKinney.

To Have and To Hold, said land and premises for the purpose of prospecting, mining or taking minerally therefrom, and processing, for the term of twenty (20) years from the date hereof; together with the rights and privileges hereinafter set out, and subject to the covenant and conditions herein contained.

1. During said twenty-year period, Lessee is to have full right and privileges of prospecting the above demised land and the right to mine and take therefrom vermiculite, mica, limestone, kaolin, feldspar, gold and all other minerals of any kind whatsoever found on the demised property during the term of this lease, together with the right to dig tunnels and pits, drive shafts, process minerals, and otherwise carry out mining operations necessary or convenient to such mining rights; together with such rights in, under, over and upon such land as may be necessary to house and care for employees and machinery.

2. It is further understood and agreed that the Lessee shall have six months from the date hereof for the purpose of prospecting, discovering, and locating