

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-28-48

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, S. M. Beattie,

_____ in the State aforesaid,
_____ in consideration of the sum of

Eight Hundred Twenty-five and No/100 (\$825.00) Dollars

to me _____ in hand paid
at and before the sealing of these presents by Alma H. Zupan

(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

Alma H. Zupan, her heirs and assigns:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on Saluda River, containing approximately one acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at the water line on Saluda River near an abandoned pier of the old Dunham Bridge and running thence in a northeasterly direction with Saluda River about 600 feet to the mouth of an unnamed spring branch; thence up said branch about 200 feet to the old Dunham Bridge road and where said road crosses said spring branch on a bridge; thence in a southwesterly direction following the old Dunham Bridge Road about 800 feet to the beginning corner. The old Dunham Bridge Road herein referred to is the one located between the old Odd Fellows Home on the Easley Bridge Road and the old bridge over Saluda River known as Dunham's Bridge which is now abandoned and dismantled except for the piers.

This description is taken from a plat prepared by G.C. Johnson as the property of Conyers & Gower on March 6, 1912.

The grantor reserves and excepts from the above conveyance unto himself, his heirs and assigns, forever, the riparian and water rights to said tract of land, including the right to flood any part or all of said land insofar as such flooding may be occasioned by reason of the maintenance of the dam of Piedmont Manufacturing Company Division of J.P. Stevens & Co., Inc., and neither the grantor, his heirs or assigns, nor Piedmont Manufacturing Company Division of J.P. Stevens & Co., Inc., its successors or assigns, shall be held responsible by the grantee, his heirs or assigns, in damages for any flooding of said property, unless the Piedmont Manufacturing Company Division of J.P. Stevens & Co., Inc., its successors or assigns, shall increase the height of the dam, and in that event, Piedmont Manufacturing Company Division of J.P. Stevens & Co., Inc., its successors or assigns, shall be liable only to the extent of such flood damage as was occasioned by the increased height of the dam.

The above described land is indentically the same conveyed to me by Frank Zupan on the 24th day of May, 1932, deed recorded in R.M.C. Office for Greenville County, in Deed Volume 161, at page 470.