

State of South Carolina,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS; That F.W. Poe Manufacturing Company, a corporation organized and existing under and by virtue of the laws of the State of South Carolina, for and in consideration of the sum of Four Thousand and One hundred dollars, (\$4,100.00) to it in hand paid by Southern Railway Company, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by the presents does grant, bargain, sell and release unto Southern Railway Company, a corporation organized and existing under and by virtue of the laws of the State of Virginia,

All those two triangular pieces or parcels of land lying and being on the Northwestern side of the Main track of the Atlanta & Charlotte Air Line Railway outside of the City limits of Greenville, in the County of Greenville and State of South Carolina, and about two miles from the Court house, substantially as shown upon the blue print map dated November 2nd, 1906 hereto annexed and made a part of this indenture, and having the following notes and bounds:

Parcel No. 1: Beginning at a stone on the Northeastly side of Buncombe Road, 3.3 feet, measured on the edge of said road, from the center of said Main Track, and running; thence S. 41° 35' E. on the edge of the road, a distance of 34 feet to a point on the railroad right of way line, 25 feet, at right angles, from the center of the main track; thence Northerly by a curve to the right on the right of way line and parallel with the Main track, a distance of 157.6 feet to an intersection with the old dividing line between the lands formerly owned by Franklin Cox and H.P. Hammett; thence S. 32° 41' W. on said old dividing line, a distance of 144.8 feet to the beginning, and containing about 2165 square feet.

Parcel No. 2, Beginning at a stone, North corner of a tract of land formerly owned by Franklin Cox, said point being 48.5 feet from the center of the said Atlanta & Charlotte Air Line, between the lands formerly owned by Franklin Cox and H.P. Hammett, and running; thence S. 34° 14' E. on said old dividing line, a distance of 17.2 feet to a point on the railway right of way line, 25 feet, at right angles from the center line of the Main track; thence S. 38° W. parallel with the Main track, and on said right of way line to an intersection with another old dividing line between lands formerly owned by said Cox and Hammett, a distance of 171.2 feet; thence N. 32° 41' E. on said old dividing line, a distance of 177.3 feet to the beginning and containing 1405 square feet., said two parcels of land embracing all of the lands owned by the F.W. Poe Manufacturing Company that lie North of Buncombe road and Westerly of the Atlanta & Charlotte Air Line Railway right of way which right of way was conveyed to the Atlanta & Richmond Air Line Railway company by Franklin Cox by deed dated January 8, 1873, and recorded in Book E.E., page 259. Said triangular piece of land being a portion of the tract of land conveyed to the said F.W. Poe Manufacturing Company by deed of Mary E. Maxwell, dated May 8, 1895, and recorded in book 2.7., page 496, and are a portion of a tract of land formerly owned by Franklin Cox.

TO HAVE AND TO HOLD the said lands, together with all and singular the Rights, Members, Tenements, Hereditaments and appurtenances to the same belonging or in anywise appertaining unto Southern Railway Company, its successors and assigns, forever. And the said F.W. Poe Manufacturing Company, for itself, its successors and assigns, hereby covenants and agrees, unto and with Southern Railway Company: that it is lawfully seized of the said lands in Fee simple, and has good right and authority to convey the same as aforesaid; that the said lands are free of encumbrances, and that it will warrant and defend the said lands unto the Southern Railway Company, its successors and assigns, against itself, its successors or assigns and any and all other persons. And the said F.W. Poe Manufacturing Company, for the consideration aforesaid, and the further consideration that it and its successors and assigns shall have a right of way for its sewer pipe line so far as it extends across the right of way of Atlanta & Charlotte Air Line Railway and under the tracks thereof, as the said pipe line is now located, with the right to extend said sewer pipe along the side of right of way of Main Line to the spur of Monaghan Mill track, thence down said track so far as said right of way extends, to Reedy-River with the right to maintain the same as well as to maintain, renew and lay additional water supply pipes from the wells to the reservoir of the F.W. Poe Manufacturing Company and such other water pipes as may be reasonably necessary for the business of the F.W. Poe Manufacturing Company, all in accordance with the reasonable requirements of Southern Railway Company looking to the safety of its railroad operations and the maintenance of its tracks and roadway, does hereby remise, release and relinquish unto Southern Railway Company and Atlanta & Charlotte Air Line Railway Company, and their respective successors and assigns, any and all claims, demands, suits, judgements and sums of money, accruing, or hereafter to accrue to the said F.W. Poe Manufacturing Company, its successors or assigns, for damages accrued, accruing, to accrue, or alleged to have accrued to it or them by reason of the construction or maintenance by Southern Railway Company of its tracks, embankments, fills, or any of its work over and upon the water pipes and sewer pipe line of the F.W. Poe Manufacturing Company which extend and will hereafter extend upon or cross the right of way of Southern Railway Company or Atlanta & Charlotte Air Line Railway Company, whereby the said water or sewer pipes may have been or may be damaged, or the flow of water or sewage through the same may be stopped or interrupted, or the usefulness of said water or sewer pipe otherwise impaired or destroyed.

In witness whereof, the said F.W. Poe Manufacturing Company has caused these presents to be executed by its President and its Corporate seal to be hereunto affixed and attested by its Secretary, this 26th day of June, 1906. F.W. POE MANUFACTURING COMPANY.

Signed, sealed and delivered in presence of: By F.W. Poe, President.

John A. Goldsmith,

F.S. Barnes,

Attesting Witnesses. (6-19-06-HC)

State of South Carolina, ) SS:  
Greenville County )

On this 26, day of June, 1906, at my office in said County aforesaid, personally appeared before me H.J. Haynsworth, a Notary Public for said County, F.S. Barnes to me known, and known to me to be one of the subscribing witnesses to the foregoing deed, and made oath that he saw the within named F.W. Poe and H.T. Poe sign, seal and deliver the foregoing writing and deed, as President and Secretary, respectively, of said F.W. Poe Manufacturing Company a corporation, as and for their act and deed, and as and for the act and deed of said F.W. Poe Manufacturing Company, and that he with, John S. Goldsmith witnessed the due execution thereof on the day of the date thereof.

Sworn to and subscribed before me this 26th, day of June 1906 F.S. Barnes.

H.J. Haynsworth, Notary Public.

(NOTORIAL SEAL)

Recorded June 29th, 1906.

The State of South Carolina,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That the Paris Mountain Land Company, a body corporate under the laws of the State aforesaid for and in consideration of the sum of Six hundred and fifty dollars to it in hand paid at and before the sealing of these presents, by Lucy H. Stradley, the wife of the said F.W. Poe, as duly authorized by the said F.W. Poe, do hereby grant, bargain, sell and release unto the Paris Mountain Land Company, on Paris Mountain, the said plat

All that piece, parcel or lot of land situated in Paris Mountain Township, in Greenville County, State aforesaid, and more particularly described as lot No 33 of Section "A" on the plat of the lands owned by the Paris Mountain Land Company, on Paris Mountain, the said plat being recorded in the office of the Register of Means Conveyance for Greenville County in book D.D.D. page, 902., TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Lucy H. Stradley, her heirs and assigns forever.

ON CONDITION, HOWEVER, That no alcoholic or spirituous liquors or other intoxicants shall ever be kept for sale on said premises by the grantee or her heirs or assigns, or any one holding under her or them, and for a breach of this condition, The Paris Mountain Land Company, its successors or assigns, may re-enter said premises, and thereupon title is to revert to it, its successors or assigns. And on the further condition that said lot shall be used for no other purposes than that of residence and purpose connected therewith and if the same shall be used by the grantee her heirs or assigns for any other than residence and purposes connected therewith, the grantor, its successors or assigns may re-enter for breach of condition, and thereupon title is to revert.

and on the further condition that the grantee, her heirs and assigns and all persons holding under her shall at all times observe all sanitary regulations for the protection of the health of the community formed, on the lands now owned by the grantor, which may be adopted at any public meeting of the lot owners holding under this Company on the first Saturday of May, June July and August of each year and all amendments and changes therein, each lot owner being entitled to one vote. Such meetings may adopt such regulations as they deem as they deem advisable to protect the health of said community, and may prescribe such penalties, not to exceed ten dollars for each offence, and may elect officers whose duty it shall be to try all charges. And if the grantee her heirs or assigns or any person holding under her shall fail to observe such regulations and submit to the penalties imposed, then the title hereby conveyed is to cease, and the Paris Mountain Land Company its successors or assigns may re-enter said premises and title will thereupon revert in it or them.

And the said Paris Mountain Land Company, does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said Lucy H. Stradley, her, heirs and assigns, against it and every person whomsoever lawfully claiming the same or any part thereof.

In witness whereof, the said Paris Mountain Land Company has hereunto caused its Corporate seal to be attached and has caused R.D. Sloan its President and Alester G. Furman, its Treasurer, to subscribe hereunto its corporate name this 21 day of June, in the year of our Lord one thousand nine hundred and six and in the one hundred and thirtieth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered  
in the presence of.

W.F. Thackston,

S.P. Wheeler,

The State of South Carolina,  
Greenville County.

Personally appeared before me S.P. Wheeler and made oath that he saw the within named Paris Mountain Land Company by R.D. Sloan its President, and Alester G. Furman, its Treasurer sign, seal and as its act and deed deliver the within written deed, and that he with W.F. Thackston witnessed the execution thereof.

Sworn to before me this 27, day of June 1906

W.F. Thackston,

Notary Public S.G.

( NOTORIAL SEAL)

S.P. Wheeler.

PARIS MOUNTAIN LAND COMPANY

Per R.D. Sloan, President,

and Alester G. Furman, Treasurer,

( CORPORATION SEAL)

Recorded July 3rd, 1906