

The State of South Carolina,  
County of Greenville.

Know all men by these presents, That I, Howard Caldwell, of the County and State aforesaid, in consideration of the sum of Eighteen Thousand Dollars to me in hand paid at and before the sealing of these presents by Blythe Shoals Lumber Company, (Receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do bargain, sell, grant and release unto the said Blythe Shoals Lumber Company, its successors and assigns:-

All merchantable timber of every kind and description, standing, lying and being upon a tract of land hereinafter referred to and described, the words "merchantable timber" herein being understood to be such timber as is Eight inches or more in diameter twelve inches above the ground when cut; and in conveying said timber it is further agreed that the said Blythe Shoals Lumber Company, its successors and assigns, shall have the right and privilege of selecting suitable sites for mill yards and the hacking of lumber and timber on the land upon which the aforesaid timber is now growing, standing, lying or being, and Blythe Shoals Lumber Company and its successors and assigns shall have the right of ingress and egress in, to and over said lands for the purpose of cutting, manufacturing and removing said timber and its products; and shall have the right to construct roads, roadways, steel railways, trolleys, steam skidders, or any other appliance or equipment which may be necessary or proper, according to the most approved methods of loading, handling and manufacturing timber and lumber, or its products, on and over said lands. And it is agreed that the said Blythe Shoals Lumber Company, shall have until July 13, 1927, in which to cut, manufacture and remove the said timber and lumber, except the timber and lumber upon a certain tract of land included within the boundaries hereinafter referred to, which has previously been conveyed to A.G. McKinney by deed recorded in the office of the R.M.C. for Greenville County, in Vol. 50, at page 287; and the timber from this land, which is One hundred eighty-one (181) acres according to said deed, shall be cut and removed by January 13, 1925; the deed above referred to as having been made to A.G. McKinney and recorded in Vol. 50, at page 287, conveying the lands only, subject to the timber rights, which had previously been conveyed away by a deed which gave until January 13, 1925, for the removal thereof, he, the said McKinney, having no interest in the timber of the dimensions noted herein until and after January 13, 1925; and after the expiration of this contract, the said Blythe Shoals Lumber Company shall have a reasonable time in which to remove its mills, machinery and appliances from said premises.

It is understood and agreed that there is to be included in this conveyance all saw-mills and saw-mill equipment, and the use and occupancy of all buildings, shacks, houses and other appurtenances upon the lands as aforesaid, belonging to the said Howard Caldwell; but at the expiration of this contract, said buildings, shacks and houses shall revert to the owner of the land and when once erected, no such shacks shall be removed from the place erected. It is understood and agreed that after abandoning any saw-mill site upon the premises above referred to, and hereinafter specifically described, and moving its mills therefrom, Blythe Shoals Lumber Company shall have only two years in which to return to said sites for a re-cutting over of said lands already cut over. And in cutting and removing the timber from said lands the said Blythe Shoals Lumber Company, its successors and assigns, shall exercise reasonable and ordinary care so as to protect as best they can, by the exercise of reasonable and ordinary care, such wood and timber as is not covered by this conveyance.

(Over)