

State of South Carolina,  
Counties of Greenville  
and Pickens.

Know all men by these presents, That Saluda Land and Lumber Company, a corporation duly created, organized and existing under the laws of the State of Delaware, (hereinafter called the Vendor) for and in consideration of the sum of Ten Dollars and other valuable consideration to it paid by Wade H. Chastain, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents, doth hereby grant, bargain, sell and release, unto the said Wade H. Chastain of Pickens County, State of South Carolina, (hereinafter called the Vendee), all those two certain tracts of land situate in the Counties of Greenville and Pickens, State of South Carolina, hereinafter more particularly described, to-wit:

Tract No. 1 That certain piece, parcel or tract of land containing six acres, more or less, situate, lying and being on the waters of South Saluda River, in Greenville County, State of South Carolina, adjoining and being a part of the lands of Saluda Land and Lumber Company, formerly of the Estate of J. Floyd Masters, and having such shape, courses and distances as shown on a plat thereof made by Howard Wiswall, C.E., January 13, 1921, hereunto annexed and made a part of this deed, said Tract No. 1 herewith conveyed being on said plat shown colored in green, to-wit: Beginning at a poplar on the North bank of South Saluda River, at the confluence of a small branch and said river; thence following the meanders of said branch to a poplar; thence N. 63° 30' W. 5.49 chains crossing said branch to a stone; thence S. 66° 15' W. 6.12 chains to a stone on a small branch; thence following the meanders of said branch to a beech on South Saluda River; thence down and with the meanderings of said river to the beginning poplar.

Tract No. 2 That certain piece, parcel or tract of land containing 20 acres, more or less, situate and being on the waters of South Saluda River, lying in Pickens County, State of South Carolina, on the South bank of said river, directly opposite the 58-1/2 acre tract, on the Greenville County side, heretofore conveyed by Saluda Land and Lumber Company to the said Wade H. Chastain ( which said 58-1/2 acres is shown colored in yellow on the Plat of Howard Wiswall hereto attached), the tract hereby conveyed having such shape, courses and distances as shown by the said Howard Wiswall plat, being thereon shown colored in red.

Beginning at a poplar on the south bank of South Saluda River; thence up and with the meanderings of said River to a small hickory; thence S. 34° 00' E. 3.85 chains to a stone; thence S. 85° 00' E. 9.07 chains to a stone; thence S. 69° 30' E. 19.45 chains to a stone; thence N. 52° 30' E. 3.60 chains to a Linn; thence N. 79° 00' E. 6.69 chains to a white oak at a small branch; thence down and with meanderings of said branch to the beginning poplar, standing at the confluence of said branch and river.

Saving, excepting and reserving, however, unto the Vendor, Saluda Land and Lumber Company, its successors and assigns, for the full term, time or period hereinafter specified, subject to the conditions, terms and restrictions hereinafter set forth:

Such rights-of-way or easements over, upon and across said land, and the right to locate, establish, build, construct, maintain, operate, use and enjoy, thereupon and thereover, such railroad spur-lines, tramroads, and wagon-roads, which may be useful, convenient or necessary in the Vendor's operations of logging, assembling and transporting its timber, trees and other forest products, and with the right to employ in its operations thereover, such machinery and devices, of whatsoever nature, which may be useful, necessary or convenient, whether the same are now used for such purposes or not, and whether or not the same have as yet been devised, invented or perfected.

The location of such Rights-of-way, over and across said lands to be mutually agreed upon by the said Vendor and Vendee, or their heirs, successors and assigns; the location thereof to be made in such manner so as to do the least possible amount of damage to the said land, due consideration being given to the economical construction and operation of such Railroad spur-lines, Tramroads and Wagon roads.

The said Vendor, its successors and assigns, to have the full term, time and period of 50 years from the date hereof, and no longer, in which to hold, use and enjoy the rights, ways, privileges and easements hereunder reserved, after which time the Vendor's interest therein shall cease and terminate, and all rights hereunder, pass unto and vest in the said Vendee, his heirs and assigns.

That, at such time before the expiration of the period hereinbefore specified, when operations are completed by Vendor, its successors and assigns, and need no longer exists for such rights, ways, privileges and easements, but not otherwise, the said Vendor, its successors and assigns, shall release the said lands and premises from the reservations hereunder, by a good and sufficient quit-claim deed unto the said Vendee, his heirs and assigns.

Together, with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, subject, only, to the rights hereinbefore reserved.

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To have and to hold, All and singular, the said premises before mentioned unto the said Wade H. Chastain, Vendee, his heirs and assigns forever.

In witness whereof, Saluda Land and Lumber Company, has caused these presents to be executed this 8th, day of January A.D. 1923, by its Vice-President and Secretary, and its corporate Seal hereunto affixed, pursuant to due authority of its Board of Directors.

Signed, sealed and delivered

in the presence of:  
Louis Albert Lamb,  
C.E. Siddall.

Saluda Land and Lumber Company  
By F.E. Gary,  
Vice-President  
By C.M. Cavenee,  
Secretary.



(Stamps 50 cents)

State of Illinois, )  
County of Cook. ) SS.

On this 8th, day of January A.D. 1923, personally appeared before me W. Wettmeyer, who being duly sworn on oath did say, that, he saw the within Saluda Land and Lumber Company, by F.E. Gary, its Vice-President and C.M. Cavenee, its Secretary, sign and affix the Corporate Seal, and on the act and deed of said corporation, deliver the within written Deed, and he with Louis Albert Lamb and C.E. Siddall witnessed the due execution thereof.

Subscribed and sworn to before me this 8th, day of January A.D. 1923.

Ramsay Webster,  
Notary Public for Cook County, Ill.

W. Wettmeyer

My Commission Expires April 13, 1924.

State of Illinois, )  
County of Cook. ) SS.

On this 15th, day of January, A.D. 1923, personally appeared before me C.E. Siddall, who being duly sworn on oath did say that he saw the within Saluda Land and Lumber Company, by F.E. Gary, its Vice-President, and C.M. Cavenee, its Secretary sign and affix the corporate seal, and as the act and deed of said corporation, deliver the within written deed, and he with Louis Albert Lamb witnessed the due execution thereof.

Subscribed and sworn to before me this 15th,  
day of January A.D. 1923.

Ramsay Webster,  
Notary Public for Cook County, Illinois.

C.E. Siddall

My Commission expires April 13, 1924.

Recorded February 26th, 1923.

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