

The said tract of land is sold subject to an existing lease from the Pelzer Manufacturing Company to J. H. Stansell which said lease will not expire until the 1st day of Jan'y, 1890, until which time the possession of the said tract will not be given to the said Wm & McConnell the rent in the meantime to be paid unto the Pelzer Manufacturing Company.

Saving and reserving however, unto the said Pelzer Manufacturing Company, and unto its successors and assigns forever, owners of the aforesaid Mills, Plant and dam, as rights and easements appurtenant and appendant to the said property, the following rights, easements, and reservations, over and concerning the said tract of land, to wit:

The full and ample right, as often and as frequently from time to time hereafter as may be desired, or as may be necessary, to increase in height and breadth or either the dam or dams lying across the said river and pond either opposite to or below the said tract of land, and on either or both banks of said river, and to raise or change the same in any way or manner for any purpose, or to any extent that to the said Pelzer Manufacturing Company, its successors and assigns as aforesaid may seem proper, or likewise to build or erect such other or additional dam or dams, as it or they shall desire or see fit; and also the further full, ample and especial right and easement to back the water in said river and flow the same in any manner, upon the said tract of land hereinbefore described, free from any and all claim or right on the part of the said Wm & McConnell, or any future owner or owners of the said tract, to any loss or damage of any nature or kind, whatsoever, which may occur or happen to the said tract, or to any party or parties, at such times the owner or owners thereof, or to any crop or crops growing or planted thereon, by reason of the said old or new, changed or unchanged pond or future dam, or of the rise or overflow of the waters of said river caused thereby, or from the building or erecting of such dam, or at any time by any breaking of or accident to the dam or dams of the said Pelzer Manufacturing Company.

from time to time be erected; It being understood covenanted and agreed that the aforesaid rights easements and reservations shall bear pertaining covenants in favor of the said Pelzer Manufacturing Company, and its predecessors and assigns owners of the said Mills, Plant and Dam, and running and continuing against the said tract of land herein described.

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, subject to the easements and reservations set out, unto the said Wm & McConnell his executors administrators and assigns forever.

And the Pelzer Manufacturing Company does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises, subject to the easement and reservations herein set out, to the said Wm & McConnell his executors, administrators and assigns against itself and its predecessors and assigns, lawfully claiming or to claim the same or any part thereof.

Witness the seal of the said Company and its signature by its President, attested by its Secretary this 1st day of October A.D. 1898.

Signed sealed & delivered in the presence of Francis J. Pelzer 3rd } \$2.50
E. H. Woodside (Revenue) }
Pelzer Mfg. Co. Seal
Allison A. Smyth (Pres)
W. L. Blake, Secy

State of South Carolina Personally appeared before County of Anderson me E. H. Woodside who being duly sworn, says that he saw the Pelzer Manufacturing Company, by its President, sign seal and as its act and deed, deliver the above deed, and saw the same attested on its behalf by its Secretary, who affixed thereto its Corporate Seal, and that he, with Francis J. Pelzer 3rd witnessed the execution thereof.

Subscribed to before me this 1st day of October A.D. 1898,
W. L. Blake (S)
Notary Public } E. H. Woodside

Recorded 12th Oct 1898