

does grant, bargain, sell and release unto J. P. STEVENS & CO., INC., its Successors and Assigns, all real estate and interest in real estate owned by the grantor as of this date except so much of that real estate located in Transylvania County, North Carolina, as is specifically described in, and effectively conveyed by, a separate deed executed and delivered contemporaneously herewith, including but not limited to the following:

TRACT NO. 1.

All that certain tract or parcel of land situate, lying and being in Greenville and Anderson Counties, State of South Carolina, on both sides of Saluda River, containing 567 1/2 acres, more or less, and being the same tract of land conveyed to Piedmont Manufacturing Company by Henry P. Hammett by deed dated August 27, 1874, and recorded in the R. M. C. Office for Greenville County in Deed Book FF at page 601, and in the Office of the Clerk of Court for Anderson County in Deed Book 00, at page 259, and described in said deed as follows:

All that piece, parcel or tract of land situate, lying and being in the Counties of Greenville and Anderson, State aforesaid on both sides of Saluda River and adjoining the Greenville and Columbia Rail Road on the West side of the track of the said Rail Road adjoining lands of P. A. Acker, Reubin Beam, John D. King and others, including a waterfall in the said Saluda River formerly known as the Garrison Mill place but more recently as Piedmont, containing 567 1/2 acres, the same being more or less the land herein conveyed is in four separate tracts adjoining each other and formerly one general tract, to-wit, the tract in Greenville and Anderson Counties, including the waterfall aforesaid conveyed by Wm. M. Thomas, C. E. G. D., to the firm of Wm. Bates & Co., by deed dated September 1, 1862, containing two hundred and fifty-five (255) acres. X The tract in Anderson County conveyed to the said firm by Joel Charles and Richard Linhardt by deed dated March 2, 1863, containing one hundred and ninety (190) acres the tract in Greenville County containing Seventy-two and one-half (72 1/2) conveyed by Mahala H. Turner to the said firm by deed dated January 20, 1870, two-thirds of the above tracts having been conveyed by the heirs of Wm. Bates, dec'd., and Thomas M. Cox to the said H. P. Hammett by deed dated October 1, 1872, the title to the other third being in the said Hammett by virtue of the partnership of the said firm of Wm. Bates & Co. he owning and representing one-third interest in the property and assets of the said firm; ALSO the tract in Anderson County containing fifty acres (50) conveyed to me by Hester Richardson and John F. Richardson, Executrix and Executor of the will of Noah T. Richardson, dec'd., by deed dated January 29, 1873. ALSO the rights and privileges to raise a dam across the said Saluda River at the said waterfall conveyed to me by John D. King, dated June 10, 1874, each tract being herein described separately to-wit: the tract conveyed by Wm. M. Thomas as aforesaid BEGINNING at a rock 3x3x on the East bank of said Saluda River and running thence N. 83 E. 12.20 ch. to a Black Oak 3x3x0m; thence N. 8 E. 5.34 ch. to a Black Oak 3x3x0m; thence N. 4 E. 3.50 ch. to a stone 3x3xnm; thence N. 3 W. 5.18 ch. to a stone 3xnm; thence N. 67 E. 3.00 ch. to a Black Oak 3x3xnm; thence N. 32 1/2 W. 22.00 ch. to a pine stump 3x3x passing a post oak station 3xom; thence N. 35 1/2 E. 3.25 ch. to a pine 3xxom; thence N. 64 1/4 W. 26.90 ch. passing a post oak 3x3xnm to a white oak 3x3xnm; thence N. 20 E. 4.50 ch. to a maple 3x3x on the East bank of Saluda River; thence down the meanderings of the said river to a stake on the East bank below the confluence of a branch with the said river; thence N. 78 E. crossing the said river to a stake 3x3xnm on the West side of the said river; thence S. 30 W. 15.75 ch. to a stone 3x3xnm; thence N. 58 W. 5.00 ch. to a rock 3x3xnm on the West side of the said river; thence up the meanderings of the said river passing a poplar 3xnm to the beginning. The above line, metes and bounds are taken from a plat made by Wm. H. Archer and certified for December 4, 1853, and is attached to the deed from Wm. M. Thomas, C. E. G. D., above referred to. The tract conveyed by Joel Charles and Richard Lendhardt to the said firm. BEGINNING at a stake on Noah Richardson's line and running thence N. 78 E. 37.30 ch. to a rock; thence S. 13 E. 28.24 ch. to a Maple on a branch;