

TITLE TO REALESTATE

STATE OF SOUTH CAROLINA - GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, by deed dated April 8, 1927, recorded in the office of the Registrar of Mesne Conveyances for Greenville County, South Carolina, in Book of Deeds 60, Page 491, B. E. Geer conveyed to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, for certain purposes expressed in said deed, three certain tracts of land, including 250 acres, more or less, in Cleveland Township, said County and State, lying on South Saluda River, bounded by lands then or formerly of W. B. Hardin; Abb McJunckens, Henry P. McGee, R. E. Johnston and others; and

WHEREAS, by Petitions in Court of Common Pleas of said County and State, granted by Order of T. J. Mauldin, Presiding Judge, dated June 16, 1930, and by Order of H. F. Rice, Presiding Judge, dated September 17, 1931, now on file in the Court of Common Pleas for said County and State, and duly recorded also in the office of the Registrar of Mesne Conveyances for said County and State in Book of Deeds 153, page 573, and in said office in Book of Deeds 168, page 261, Franklin Real Estate and Investment Company, a corporation, and J. E. Serrine, were appointed co-trustees in the place and stead of the trustees named in deed above referred to, recorded in Book of Deeds 60, page 491, with all of the powers and subject to the trust therein referred to; and

Whereas, said last appointed trustees have heretofore offered to sell a part of the above land to the United States of America; and

Whereas, it has been found necessary that said trustees acquire the below described lands in order that the below described lands may be conveyed to the United States of America, along with the other lands heretofore offered and accepted by them, Now, Therefore,

Know all men by these Presents, That, Saluda Land & Lumber Company, a corporation organized and existing under the Laws of the State of Delaware, Grantor, for and in consideration of the sum of Two Hundred Sixty Dollars (\$260.00) to it paid at and before the sealing and delivery of these presents by the grantees hereinafter named, the receipt whereof is hereby acknowledged, has Granted, Bargained, Sold and Released, and by these presents does Grant, Bargain, Sell and Release unto Franklin Real Estate and Investment Company and J. E. Serrine, Trustees, with their principal office in the City of Greenville, County and State aforesaid, Grantees, all that certain piece of land situate in Cleveland Township, Greenville County, State of South Carolina, on the waters of South Saluda River, about one and one half miles East of the village of Venus, and being a part of that certain tract of land conveyed inter alia by The Saluda Corporation to the herein Grantor by deed dated April 16, 1921, and recorded in the Register of Mesne Conveyance Office for the County and State aforesaid in Book 85 at pages 1 et seq., and fully described on a plat thereof prepared by Howard Wiswall, C. E., survey 1918-1921, as "No. A-XV, W. F. Reynolds" reference to which plat is hereby craved for a complete and accurate description thereof, and being more particularly described as follows:

Beginning at a point North of United States Highway No. 276, at a point in the dividing line between the property of the herein Grantor and the property of the herein Grantees at a corner of the land of the herein Grantees heretofore optioned by them to the United States of America, and running thence with the said dividing line N. 76-30 W. 940 feet to a stake in said line, a corner of the lands heretofore optioned by the Grantees herein to the United States of America; thence N. 32-30 E. 85 feet to a stake; thence N. 13-30 W. 718 feet to a stake; thence N. 73 E. 528 feet to a stake; thence S. 34 E. 417 feet to a stake; thence S. 12-30 W. 400 feet to a stake; thence S. 34 E. 390 feet to a stake; thence S. 82 E. 160 feet to a stake; thence S. 6-30 E. 50 feet to the beginning corner, containing 13 acres, more or less, as is shown in yellow on a plat thereof attached to and made a part hereof.

Together with all and singular the Rights, Hereditaments and Appurtenances thereunto belonging or in anywise incident or appertaining.

To Have and to Hold all and singular the premises before mentioned unto the Grantees hereinabove named, and their successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the Grantees hereinabove named, and their successors and assigns against itself and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this 24th day of April, A. D. 1937.

Attest: C. E. Siddall,
Secretary.



SALUDA LAND & LUMBER COMPANY
BY: CALVIN FENTRESS,
VICE PRESIDENT.

Signed, sealed and delivered
in the presence of:

John P. Foster,

Wendelle E. Meents.

State of Illinois.

County of Cook.