

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That I, J. B. Ricketts, Trustee, of Greenville, South Carolina, in consideration of the sum of Sixty-Five Hundred (\$6,500.00) Dollars to me paid by Annie Mae DeLoach, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Annie Mae DeLoach:

FIRST. All those two certain tracts of land situate in Saluda Township, Greenville County, South Carolina, containing respectively 839 acres, more or less, and 735 acres, more or less, and in the aggregate 1574 acres, known as the Wildwood Property, and being known as Parcel No. 5 in the deed of E. Inman, Master, to J. B. Ricketts, Trustee, dated October 12, 1942, and recorded in Deed Book 248, Page 125, R. M. C. Office for Greenville County, reference to which deed is made for a fuller description; SAVING AND EXCEPTING HOWEVER FROM THIS CONVEYANCE the following portions of the said property;

- (1) Tract of 45 acres conveyed to John Z. Cleveland by deed dated October 9, 1936 and recorded in Deed Book 185, page 181.
- (2) Tract of 18.65 acres conveyed to Dessie Lou Ellison by deed dated September 29, 1937 and recorded in Deed Book 194, page 114.
- (3) Tract of 2.68 acres conveyed to Loretta M. Reid by deed dated November 24, 1941 and recorded in Deed Book 239, page 324.
- (4) Tract of 31.2 acres conveyed to M. T. and Nellie M. Clark by deed dated November 27, 1942 and recorded in Deed Book 249, page 403.
- (5) Tract of 247 acres conveyed to E. McT. Meares and Ira C. Davis by deed dated August 4, 1944, to be recorded.

The property above conveyed is taken by the grantee SUBJECT TO THE FOLLOWING RESERVATIONS:

- (1) The right to maintain a water channel across a portion of the property. See deed of John W. Hodges to E. Hightower, dated November 2, 1844, recorded in Deed Book V, page 349.
- (2) The right-of-way for electric wires, etc. in favor of Duke Power Company. See deed recorded in Deed Book 190, page 361.
- (3) The right of Greenville County, if any, in the old highway running through the property.
- (4) The right-of-way for a logging road across a portion of the property. See deed to Georgia Hardwood Lumber Company, dated February 16, 1944 and recorded in Deed Book 263, page 156.

SECOND. The grantor, J. B. Ricketts, Trustee, also hereby grants and conveys unto Annie Mae DeLoach, her heirs and assigns, the following rights and privileges over that portion of the Wildwood Property containing 247 acres, conveyed to Edwin McT. Mears and Ira C. Davis by deed dated August 4, 1944;

- (a) The right of ingress and egress in and over the said 247 acre tract for the purpose of removing timber from the property hereinabove described and conveyed; provided, however, that no timber shall be removed across the settlement area of the property, but the roadway shall be established either across the extreme northern portion or the extreme southern portion of the 247 acre tract.
- (b) The right and privilege of cutting and removing all timber measuring not less than twelve (12) inches at the stump on that portion of said 247 acre tract which lies between the creek going through said tract and the Hendersonville Highway; provided, however, that no timber shall be cut or removed after August 4, 1945, at which date the right and privilege of cutting and removing shall terminate.

This conveyance is made by J. B. Ricketts, Trustee, under the terms of the trust set out in the trust agreement executed by Farmers Loan & Trust Company, dated February 15, 1922, and recorded in Deed Book 247, page 234, R. M. C. Office for Greenville County, and in the decree of Hon. G. Dewey Oxner, Circuit Judge, made in the case of J. B. Ricketts, Trustee, Plaintiff, v. Woodside Cotton Mills Company, et al., Defendants. See Judgment Roll E-9341, Clerk of Court's office, and Deed Book 259, page 280.

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 premises before mentioned unto the said Annie Mae DeLoach, her heirs and assigns forever.

And I do hereby bind myself and my successors and assigns, to warrant and forever defend all and singular the said premises unto the said Annie Mae DeLoach, her heirs and assigns, against me and my successors and assigns and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.