

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) TIMBER AGREEMENT

KNOW ALL MEN BY THESE PRESENTS That I, R. C. COLLINS, in the State and County aforesaid, in consideration of the sum of Ten Thousand & No/100 (\$10,000.00) Dollars to me in hand paid at and before the sealing of these presents by GEORGIA HARDWOOD LUMBER COMPANY (the receipt of which is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, sell and release unto the said Georgia Hardwood Lumber Company: all timber of whatsoever species measuring twelve inches or more at the stump and one foot from ground level, now, for and during the full term and period hereof, situate, standing, lying, being and growing upon the following described tract of land, to-wit:

All that certain piece, parcel or tract of land situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, on both sides of State Highway No. 15 (U. S. Highway No. 76), containing 536 acres, more or less, and being known as Tract No. 4 in a subdivision and plat of the Estates of Jesse L. French made by Dalton & Neves, April 1930, being bounded on the West and South by Saluda River, on the East and North by Mountain Creek and Tract No. 6, and having, according to said plat the following metes and bounds:

BEGINNING at a point on the North side of Saluda River, said point being the intersection of Mountain Creek with Saluda River; thence with Saluda River as the line in a Northeasterly direction approximately 11,890 feet to a stake on the North bank of said river at J. C. Gossett corner; thence along line now or formerly of Gossett, N. 8-10 W. 1538 feet to a stake; thence crossing old road and along Reaves line, N. 38-30 E. 547 feet to a stake; thence N. 1-30 W. 250 feet to a stake on the Northwest bank of Mountain Creek; thence in a Southerly direction with the Western edge of Mountain Creek as the line, approximately 11,480 feet to a point where State Highway No. 15 (no U.S. Highway No. 76) crosses said creek; thence continuing along same course with creek as the line approximately 1700 feet to the beginning point. Said plat above referred to is recorded in Plat Book G, at page 270, R.M.C. office, Greenville County.

Being the identical property conveyed to R. C. Collins & G. B. Nalley by deed of Amanda C. Austin, dated June 2, 1947, recorded in Deed Book 313, Page 99, R.M.C. Office above; the said G.B. Nalley having conveyed his interest therein to R. C. Collins by deed dated July 1, 1947, recorded in Deed Book 314, at page 304.

I do hereby grant unto said Georgia Hardwood Lumber Company all rights of ingress and egress together with all rights of way, privileges and easements on, over, upon and across said lands, which may be useful, convenient or necessary for cutting, removing and transporting of timber and trees on the lands hereinabove described or any other timber, trees or timber products whatsoever on the surrounding lands, together with the right to locate, construct and maintain over and across said lands such roads, tramways, skidders and equipment of every kind whatsoever, necessary or convenient for cutting and removing timber and timber products.

I further grant the right to cut, use and remove undergrowth, brush, earth or stone, the cutting, removal or use of which may be necessary or convenient, together with the further right to remove all machinery, fixtures and other things of whatsoever nature placed upon the premises by the Grantee. Said Grantee shall not be obligated to remove road beds, tree tops, limbs or stumps but shall not be hereby precluded from doing so, if it so desires.

The Grantee, its successors and assigns, shall have the full term of two years from the date hereto in which to cut and remove the timber hereby conveyed and to use and exercise the rights, privileges and easements hereby granted. Title to so much of said timber and trees as remain on said lands, either standing or fallen, at the expiration of said two year period shall immediately revert to and become the property of the Grantor, his heirs and assigns.

TO HAVE AND TO HOLD all and singular unto the said Georgia Hardwood Lumber Company, its successors and assigns, for the full term and period of time hereinbefore specified for the cutting and removal of said timber and trees and the enjoyment of all rights granted hereunder.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Georgia Hardwood Lumber Company, its successors and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 15 day of August in the year of our Lord one thousand nine hundred and forty-seven in the one hundred and seventy-second year of the Independence of the United States of America.

Signed, sealed and delivered
 in the presence of:

B. F. Cheatham

R. C. Ranor

R. C. Collins

(LS)

S. C. Stamps \$20.00

U. S. Stamps \$11.00