

Saluda Land and Lumber Company known as the Wilson-Guignard Tracts; thence S. 66-45 W. 65.80 chs. to a stake; thence N. 20-45 W. 28.50 chs. to a stake, corner common to land of Saluda Land and Lumber Company, and land of J. S. Silverstein; thence N. 12-11 E. 2.50 chs. to a Stone; thence N. 31-18 W. 5.00 chs. to a stake; thence N. 20-45 W. approximately 5.00 chs. to a stone on the top of the Mountain, the dividing line between the States of South Carolina and North Carolina; thence along and with the meanders of said State line to a Big Rock, corner common to land of the O. P. Mills Estate; thence S. 81-9 E. 22.14 chs. to the Big Rock, the point of beginning.

Saving and excepting therefrom, however, 10 acres lying within the boundaries of said 720 acres as described in conveyance of S. E. Bagwell, sole heir-at-law of Mrs. C. M. Moore unto T. Walker Masters and J. F. Burgess under deed recorded in the R. M. C. Office for Greenville County in Deed Book, Vol. 4 at page 100.

Less, however, 180 acres, more or less, heretofore conveyed to the City of Greenville by Susan C. Mills by her deed dated July 3, 1926 and recorded in the R. M. C. Office for Greenville County in Deed Book 117 at page 156.

Also, all that certain tract of land, commonly known as the J. B. Mays Land, containing 565 acres, more or less, lying to the West of and adjoining the Porter Clark Tract, situate on Matthews Creek, branch waters of South Saluda River, in Cleveland Township, Greenville County, State of South Carolina, and described as follows: Beginning at a pine, corner common to land of the O. P. Mills Estate and the Mary B. Pressley Tract the James B. Mays Tract, and the Porter Clark Tract; thence N. 77-25 W. 79.49 chs. to a pine stump; thence S. 15-51 W. 26.33 chs. to a Big Rock, corner common to land of the O. P. Mills Estate and the Wilson-Gibbs-Guignard tract; thence S. 14-18 W. 35.22 chs. to a Chestnut; thence S. 64 E. 80.12 chs. to a Stone, corner common to land described as "Wilson-Gibbs-Guignard Tract and the Porter Clark Tract; thence N. 15 E. 68.00 chs. to a stake; thence N. 17-20 E. 7.48 chs. to a Stone; thence N. 20-50 E. 6.57 chs. to a Pine, the point of beginning.

Said three tracts of land were conveyed to Mary Ella Mills, et al, by O. P. Mills, et al, by their deed dated March 7, 1940 and recorded in the R. M. C. Office for Greenville County in Deed Book 220 at page 235.

The above described property is shown as a portion of the property appearing on a plat recorded in the R. M. C. Office for Greenville County in Plat Book F at page 151.

Grantee to pay 1958 taxes

In accepting this conveyance, the grantee herein agrees (and hereby binds himself, his successors, heirs and assigns) that the grantors, their heirs and assigns, shall have a perpetual right and easement appurtenant to cross the above-described property, (either over existing roads or, in the alternative, over roads which may be hereafter constructed in substitution of or in addition to existing roads) for the purposes of ingress to and egress from the property known as the Porter-Clark Tract (which adjoins the above-described property and appears as Tract No. V. on the aforementioned plat) in which the grantors have an undivided 103/135ths interest.

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

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See
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