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STATE OF SOUTH CAROLINA--)
)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That I, Irene Freeman Mayfield, of Greenville, South Carolina, in consideration of the sum of One Thousand, Five Hundred and No/100 - (\$ 1,500.00) Dollars, and property valued at One Hundred and No/100-----(\$ 100.00)-----Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Echo Valley Park, Inc., a South Carolina corporation, its successors and assigns forever, a perpetual easement or right-of-way, for the purpose of constructing a railroad bed and tracks and operating a railroad over and across my property in Cleveland Township, State and County aforesaid, containing twenty acres, more or less, which was conveyed to me by Stella P. Johnson and James H. Pritchett by deed dated September 1, 1941, and recorded in the R. M. C. Office for the State and County aforesaid in Deed Vol. 236, Page 363, said easement or right-of-way having a minimum width of fifty feet at all points and such additional width as may be necessary to accommodate the cuts and fills which are shown on the profile drawing recorded in said R. M. C. Office in Plat Book RR, Page 191, the center line being described as follows:

"Beginning at a nail and cap in the center of existing Echo Valley Park, Inc. track, said point being 590 feet north of old G. & N. Railway mile post #16, and running thence with center line of a 34 degree curve 450 feet to the P T of said curve; thence due north 250 feet to the P C of a 14 degree curve; thence with the center line of the said 14 degree curve 300 feet to the P T of said curve; thence N. 40-30 E. 150 feet to the P C of a 30 degree curve; thence with center line of said 30 degree curve 223.5 feet to a nail and cap at the P T of said 30 degree curve and also in the center of existing tracks." The location of said right-of-way is shown with more detail on the aforesaid drawing recorded in Plat Book RR at Page 191.

Together with the right, in a proper manner, to move dirt and rocks from one location to another within said right-of-way for the purpose of grading, cutting, and filling, and to remove any and all obstructions that may interfere with the proper construction and maintenance of such right-of-way; provided, that in addition to the consideration aforesaid, grantor will be reimbursed, at the rate of Twenty Dollars (\$ 20.00) per thousand board feet, for any merchantable timber, exceeding eight inches in diameter which is cut from such right-of-way.

Together with the further right to cross grantor's adjoining property at proper points and along proper routes with such machinery, equipment, and personnel as may be necessary to construct said railway and repair and maintain the same, and the further right to use such means of ingress and egress over adjacent property as grantor may now possess.

The grantor reserves to herself, and her heirs and assigns, the right of ingress and egress at one agreed point along said right-of-way, to and from that portion of her property which is surrounded by such right-of-way and the existing tracks of the old G & N Railway, this reservation to run with said land and inure to the benefit of the grantor and her heirs and assigns.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Echo Valley Park, Inc., its successors and assigns forever.

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 Echo Valley Park, Inc., its successors and assigns against myself and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

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