

State of South Carolina ( Title to Real-Estate)  
County of Greenville.

WHEREAS, J.W. Norwood, Norwood National Bank and Gower Supply Company of the City and County of Greenville, State of South Carolina, did, on the 17th day of January, A.D. 1908, file their petition in the United States District Court for the Western District of South Carolina, praying that the MALLARD LUMBER & CONSTRUCTION COMPANY, a corporation of the State of South Carolina, with its principal place of business at Greenville, South Carolina, be adjudged a bank-rupt, and, said Mallard Lumber & Construction Company consenting thereto, it was on that day duly adjudged a bank-rupt, and thereafter on the 31st, day of January, 1908, the undersigned, E.G. Mallard, L.L. Barr and William Wilkins, were at the first meeting of the creditors, elected Trustees of said bank-rupt estate, and said election confirmed by Julius H. Heyward, Esq., Referee in bank-ruptcy, the said adjudication and order having been duly recorded in the office of Register of Mesne Conveyance for Greenville County in book Q.Q.Q. page 293; and whereas, We, the said E.G. Mallard, L.L. Barr and William Wilkins, Trustees as aforesaid, pursuant to a resolution of the creditors and an order of said Referee, after having duly advertised the following described real-estate of said bank-rupt corporation for sale at public out-cry on the 2nd day of November, in the year of our Lord, one thousand nine hundred and eight, did then openly and publicly, according to the custom of auction, sell and dispose of same unto E.G. Mallard for the sum of Eighteen Thousand (\$18,000.00) dollars, he being at that price the highest bidder therefor and on same date and immediately after such sale, at a meeting of the creditors of said bank-rupt estate, the sale of said property to the said E.G. Mallard was duly confirmed by a resolution of the creditors with the approval of Julius H. Heyward, Esq. Referee in bank-ruptcy. NOW, KNOW ALL MEN BY THESE PRESENTS: That we, E.G. Mallard, L.L. Barr, and William Wilkins Trustees as aforesaid, in consideration of the sum of Eighteen Thousand (\$18000) dollars to us in hand paid by E.G. Mallard ( 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 E.G. Mallard, his heirs and assigns forever, All that piece, parcel and lot of land situate, lying and being in Ward 5 of the City of Greenville, in the County and State aforesaid:

Beginning at a stake in corner of River Street and Hammond Street and running; thence S. 63.30 E. 170 feet to a stake in said Hammond Street to an angle; thence S. 27.40 E. along said Hammond Street 68 feet to a stake in line of same; thence N. 62.30 E. 260 feet to a point in bed of Reedy River, being about one-third the width of said River; thence with the bed of said river to a point on same at the upper bridge, marked by an X on hand rail of said bridge thence S. 28.30 W. 234 feet to a stake on River Street; thence S. 25.30 W. along said River Street 262 feet to the beginning corner, containing two and 77/100 acres, more or less, as shown by plat of same made by W.R. Powell, C.E. and being the same lot of land conveyed to Mallard Lumber & Bobbin Company by Mallard Lumber Company by deed dated December 2nd, 1901 and recorded in R.M.C. office for Greenville County in Volume I.I.I. page 844.

The Mallard Lumber & Construction Company is the same corporation as the Mallard Lumber & Bobbin Company, the name of the Mallard Lumber & Bobbin Company having been changed on April 6th, 1907 to that of the Mallard Lumber & Construction Company; see charter of same recorded in R.M.C. office for Greenville County in book Q.Q.Q. page 152.

Also, the right and privilege to lay, maintain and operate, or to have layed, maintained and operated, a certain side track from the present line of the Charleston and Western Carolina Railroad over, along and across my certain lot of land hereinafter more fully mentioned and described. The said proposed side track shall commence in the center of the present track of the said C. & W.C. R.R. at the terminus of Rhett Street at the River, and run thence in a North and Northwesterly direction over, along and across my said lot touching the same at or near the corner of said Rhett Street next to the River, and continuing over, along and across my said lot for a distance of eighty feet, more or less, to the line of division between my said lot and the property of G.A. Norwood.

At no place shall the said line run at a greater distance from the present rail of the said C. & W.C. R.R. farthest from the River, than ten feet."

See deed of Wm. T. Wood to the Mallard Lumber & Bobbin Company, dated September 17th, 1902 and recorded in R.M.C. office for Greenville County in Volume I.I.I. page 845.

Also, " the right and privilege to lay, maintain and operate, or to have layed, maintained and operated, a certain side track across the lower end of my lot that lies between lots owned by William T. Wood and lot owned by the Mallard Lumber & Bobbin Company, and occupied by them as a lumber yard; said track beginning at the foot of Rhett Street and branching off from the Charleston and Western Carolina Railroad, and running; thence in a North and north-westerly direction. This right-of-way beginning on my lot at point where it leaves the right-of-way purchased from William T. Wood and continuing in same direction mentioned above across my said lot for a distance of sixty feet, more or less to the line of division between my said lot and the property of the Mallard Lumber and Bobbin Company.

At no place shall line of side track run at a greater distance from the present rail of the said C. & W.C. R.R., farthest from the river, than twenty seven feet."

See deed of G.A. Norwood to the Mallard Lumber & Bobbin Company, dated April 3rd, 1903 and recorded in R.M.C. office for Greenville County in Volume J.J.J. page 548.

Also, all the machinery, appliances, accounts, choses in action and all other property of every description and kind what-so-ever owned by the Mallard Lumber & construction Company at the time of such sale.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining, and all the estate, right, title, claim and interest what-so-ever of the said Mallard Lumber & Construction Company and of all other persons rightfully claiming from, under or by it.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said E.G. Mallard and his heirs and assigns forever.

IN WITNESS WHEREOF We, E.G. Mallard, L.L. Barr, and William Wilkins, Trustees as aforesaid have hereunto set our hands and seals this 28th, day of November in the year of our Lord, one thousand nine hundred and eight and in the one hundred and thirty-third year of the Sovereignty and independence of the United States of America.

( See next page for remainder to this deed)