

State of South Carolina.

Know all men by these presents, That We, J.H. Cleveland, James N. Cleveland, Richard Mays - Cleveland, of Greenville County, in the State of South Carolina, for, and in consideration of the sum of Thirty Thousand (\$30,000) Dollars paid by The Saluda Corporation, of Charleston, South Carolina, 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 The Saluda Corporation,

"All of the timber and trees, both standing and fallen Eight (8) inches in diameter and upwards, ten (10) inches from the ground at the time of cutting, on all of that tract of land in Cleveland Township, State of South Carolina, containing Four thousand and Forty (4040) acres, as fully described on a plat of said property prepared for The Saluda Corporation by Howard Wiswall in June and July 1918, reference to which plat is hereby craved for a complete and accurate description of the area, metes, and bounds of said property, and, a copy of which said plat is hereto attached.

The said property being bounded on the north by the North Carolina Line; on the East and South by lands of Saluda River Lumber Company; on the southwest by Middle Saluda River; West by North Carolina Line and lands of Saluda River Lumber Company.

The said property having been conveyed in part to J.H. Cleveland, Jr., by Mary L. Cleveland, et al, by Deed recorded in R.M.C. Office for Greenville County, S.C. in Book YY, page 854, and, in part by Mary L. Cleveland, et al, to R.Mays Cleveland by Deed recorded in said office in Book YY, page 853. The interest of the said R.Mays Cleveland having been devised to his two sons the grantors herein, James N. Cleveland and Richard Mays Cleveland, by Will duly proved in the Probate Court for Greenville County, S.C. on the 25th, day of September, 1916".

Together with the right to allow the branches and tops of said trees to remain on said ground when cut if desired or to remove same at will and pleasure.

And for the consideration aforesaid we do hereby also, grant, bargain, sell and release to the said vendee all the rights, ways, privileges and easements in, over, and upon said land which may be useful, convenient or necessary for cutting or removing said timber and trees, or any other timber, whatsoever; together also with exclusive right to build, construct, maintain and operate, roads, tramroads, railroads, flumes steam skidders, mills, buildings, structures, and any other machinery and fixtures as the said Vendee, its successors or assigns may see fit, on, over and across said lands and contiguous lands, owned by me or us; together also with the right to cut, use and remove any small timber, undergrowth, brush or earth, the cutting, using or removal of which may be useful, convenient or necessary for the cutting, handling, or removing the timber and trees aforesaid, or in exercising any of the rights to be granted hereunder.

With the right prior to, or within six months after the termination of this contract to remove any and all structures and property by said Vendee placed upon said premises.

To have and to hold all and singular, the said timber unto the said The Saluda Corporation, its successors and assigns forever. And to have and to hold all and singular the rights, ways privileges, and easements unto the said The Saluda Corporation, its successors and assigns, for and during the full term of this contract.

And we do hereby bind ourselves and our heirs, executors, administrators or assigns, to warrant -

(next page)

and forever defend all and singular the said timber, rights, ways, privileges and easements unto the said The Saluda Corporation, its successors and assigns, against us and our heirs, and all persons lawfully claiming or to claim the same or any part thereof.

Provided further, And it is hereby expressly declared and agreed:

First: That the vendors shall have the right to use such timber and trees on the aforesaid land as may be necessary for ordinary plantation purposes connected with the said land; that is to say, repairs to fences, and buildings now on said land.

Second: That the said Vendee, its successors and assigns shall have the full term of Twenty-Five (25) years from the date of this Deed in which to cut and remove the said timber and trees from the said lands, and to exercise, use, and enjoy all of the rights, ways, privileges and easements above enumerated.

Third: That the vendors shall and will properly pay all taxes that are now due, or that hereafter may become due on the said land and timber and property rights.

Witness our hands and seals this 17th, day of February A.D. nineteen hundred and Nineteen.

Signed, sealed and delivered

in the presence of:

Josie Dickson,
W.P. Conyers,

J.H. Cleveland, (L.S.)

T.J. Newby, (Stamps \$30.00)
R.M. Tankersley,

James N. Cleveland, (L.S.)

C.B. Bates,
L.G. Pool.

R.Mays Cleveland. (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me W.P. Conyers and made oath that he was present and saw the above named J.H. Cleveland sign, seal and deliver the foregoing Deed, and that he with Josie Dickson witnessed the execution thereof.

Sworn to before me this 17th,
day of February, A.D. 1919.

W.P. Conyers

J.I. Westervelt -
Notary Public for S.C.

State of South Carolina,
County of Greenville.

Personally appeared before me T.J. Newby and made oath that he was present and saw the within named James N. Cleveland sign, seal, and deliver the foregoing Deed, and that he with R.M.- Tankersley witnessed the execution thereof.

Sworn to before me this 17th,
day of February A.D. 1919.

T.J. Newby

Henry A. Batson -
Notary Public for S.C.



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