

State of South Carolina,
County of Greenville.

Know all men by these presents: That I, Harriet D. Wilkins, (also known as Mrs. H.D. Wilkins) a widow, of the City of Greenville, County of Greenville and State of South Carolina, vendor, for and in consideration of the sum of Ten dollars and other valuable consideration to me in hand paid by Saluda Land and Lumber Company, Vendee, the receipt whereof is by me hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Saluda Land and Lumber Company, a Delaware corporation duly authorized to do business in the State of South Carolina, its successors and assigns, All the timber and trees of every kind and description, both standing and fallen, now or hereafter during the life and term of this contract and deed, situate, lying and being upon those certain tracts or parcels of land in Cleveland Township, Greenville County, State of South Carolina, containing Seven hundred and fifty-six (756) acres, more or less, bounded on the North by lands of J. Norwood and R. Mayes - Cleveland and Hagood, et al. formerly Blythe; on the West by lands of Hagood, et al. (formerly Blythe) and The Saluda Corporation (formerly James Evans); on the South by lands of The Saluda Corporation (formerly James Evans) Ridgdon and the Beattie Estate, et al. and on the South and East by the Middle Saluda River; which said lands are designated as Tracts Numbers One, Two, and Three on a plat thereof made by A.L. Hardin, C.E. January 13, 1920, and which tracts as a whole are more particularly described by metes and bounds as follows, as shown by said Hardin's Plat to-wit:- Beginning at a stone 3x0 on Caesars Head Road, being corner common to lands of J. Norwood and R. Mayes Cleveland and Hagood et al. (formerly Blythe); thence S. 9° W. 12.00 chains to stone 3x0; thence S. 11° W. 13.79 chains to stone 3x0; thence S. 85° W. 13.70 chains to stone 3x0; thence S. 11° W. 30.40 chains to stone 3x0; thence S. 73° W. 21.50 chains to stone 3x0, being corner common with lands of The Saluda Corporation (formerly James Evans) and Hagood et al. (formerly Blythe); thence S. 5° 45' E. 25.00 chains to chestnut 3x0 (down); thence S. 69° 10' E. 9.20 chains to stone 3x0, corner common with lands of The Saluda Corporation (formerly James-Evans) and Ridgdon; thence N. 32° E. 21.62 chains to stone 3x0; thence N. 28° W. 3.50 chains to Chestnut Oak; thence N. 18° 30' W. 7.75 chains to stone 3x0; thence S. 80° 30' E. 22.00 chains to stone 3x0; thence N. 57° 45' E. 27.00 chains to stone 3x0; thence N. 89° E. 13.60 chains to stone; thence N. 86° 45' E. 7.00 chains to stone; thence S. 78° E. 30.00 chains to Chestnut Oak; thence N. 62° E. 15.75 chains to White Oak, mouth of Brummetts branch on the north bank of Middle Saluda River; thence up said Middle Saluda River, following the meanderings thereof to the mouth of McJunkin's Branch; thence up said McJunkin's Branch, following the meanderings thereof 41.00 chains to point where said branch crosses Caesars Head Road; thence in a westerly course with said Caesars Head Road 45.00 chains to the beginning corner.

Tract number One, containing 548 acres, more or less, being the land conveyed to me by Mary L. - Cleveland, et al. Heirs-at-law of James Harvey Cleveland, deceased, by deed bearing date January 14, 1893, duly recorded in the office of the Registrar of Mesne Conveyances in and for Greenville County, South Carolina in Volume "LL" of Deeds, at page 704; and Tracts Numbers Two and Three, containing 208 acres, more or less, being the land conveyed to me as 264 acres by deed bearing date July 9th, 1898 from D.P. Verner, Master recorded in the office of the Registrar of Mesne Conveyances in and for Greenville County, State of South Carolina in Volume "EEE" of Deeds at page 45.

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And for the consideration aforesaid, I do hereby also grant, bargain, sell and release unto the said Vendee, its successors and assigns, all the rights of ingress and egress, and all other rights ways, privileges and easements in, over, upon and across said lands and premises, which may be useful, convenient or necessary for the cutting and removal of the timber and trees hereby conveyed and such portion of the timber and trees, as is necessary and convenient, upon that certain tract of land known as the "James Evans Tract" lying to the West and South of the aforesaid lands, together with the exclusive right to build, construct, maintain and operate roads, tram roads, railroads, flumes, steam skidders, tractors, mills, buildings, structures and such other machinery and fixtures as the said Vendee, its successors and assigns may see fit, over, upon and across said lands for the purpose of cutting, removing and manufacturing said timber and trees hereby conveyed and such portion of the timber and trees upon the so called "James Evans Tract" aforesaid as may be necessary and convenient; and

I do further grant, bargain, sell and release unto the said Vendee, its successors and assigns, the right to cut, use and remove any undergrowth, brush, earth or stone, the cutting, using or removal of which may be useful, convenient or necessary for the cutting and removing of said timber and trees hereby conveyed or in exercising any of the rights granted hereunder, with the further right at any time, to remove any and all machinery, fixtures, structures and other property so placed on said premises within ninety days after the expiration of the time limit hereinafter specified for the cutting and removal of said timber and trees and the enjoyment of all the other rights herein granted, and the further right at the pleasure of the Vendee, its successors and assigns, to leave such structures, fixtures, machinery and other property so placed on said premises, together with the tree tops, saw dust, road beds, etc. and the said Vendee, its successors and assigns, shall not be held liable for any damage that may be done to the said premises in exercising any of the rights and privileges hereby granted.

To have and to hold all and singular the said premises, timber, trees, rights, ways, privileges and easements unto the said Saluda Land and Lumber Company, a corporation, its successors and assigns, for and during the term, time or period hereinafter specified for the cutting and removal of said timber and trees and the enjoyment of all the other rights herein granted; and

I do hereby bind myself, my heirs, executors, administrators and assigns to warrant and defend all and singular the said premises, timber, trees, rights, ways, privileges and easements unto the said Saluda Land and Lumber Company, a corporation, its successors and assigns, against me and my heirs and all persons whomsoever lawfully claiming or to claim the same or any part or portion thereof.

And it is hereby expressly covenanted and agreed:

1. That the said Vendee, its successors and assigns for the consideration hereinbefore expressed, shall have the full term of Twelve (12) years from the date hereof, in which to cut and remove the said timber and trees from said land, at any time, and from time to time during the said period, and in which to exercise, use and enjoy all the rights, ways, privileges and easements granted hereunder, at any time and from time to time during said period.
2. That I, the said Harriet D. Wilkins, Vendor, shall and will promptly pay all taxes that are now due or that may hereafter become due on said land, timber, trees and property rights, and that the said Vendee, its successors and assigns, may on default by me, the said Vendor, pay said taxes, and any and all amounts so paid, shall be, and are hereby made a lien on the land for the reimbursement thereof with interest to the said Vendee, its successors and assigns, in like -

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