

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

The Virginia Manufacturing Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at

Greenville in the State of S.C. for and in consideration of the sum of

One DOLLARS,

and other valuable considerations

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee, hereinafter named (the receipt whereof is hereby acknowledged),

has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto James M. Hill

All that tract or parcel of land lying, being and situated in Fairview Township, County of Greenville, State of S.C. and bounded as follows: The same being a tract of land conveyed to J. P. Hillis by S. C. Lee and G. M. Lee, President and Secretary, trustees of the Cedar Falls Light & Power Company on the 1st day of December, 1917, and having the following metes and bounds, to-wit:

Beginning at a stake on east bank of Reedy River and running thence N. 66. 20. 00 to stake on line of tract #9; thence with line of said tract N. 88. 6. 00 to stake at corner of tracts 9 and 10; thence with line of tract #10 S. 67. 16. 20 to stake; thence S. 22. 1/2. 17. 25 to stake; thence S. 57. 17. 51 to the beginning corner containing 42.90 acres, more or less, as is shown as lot #11 of the Katusine Mfg. Company, according to plat made by G. B. Rodgers, sub. sep. Dec. 1916.

Also that other tract of land in county and state aforesaid and according to said plat having the following courses, distances, metes and bounds, to-wit:

Beginning at Cedar stake on east bank of Reedy River, corner of lot #11 and running thence with said line N. 66. 20. 00 in line of tract #9; thence with said tract S. 88. 6. 00 to stake on bank of said river; thence with river as a line in southerly direction 3.00 to stake; thence S. 55. 6. 30 to stake; thence S. 36. 1/2. 7. 00 to stake; thence S. 11. 2. 56 to stake; thence S. 67. 16. 20 to stake on east bank of river; thence with river as a line 22.50 in southeasterly direction to the beginning point containing 22.47 acres, more or less, as is shown as tract #12 on plat above referred to.

On January 3, 1927 J. M. DeGross and others as trustees in liquidation of the Cedar Falls Light & Power Company, a corporation executed and delivered unto the within granting corporation a deed conveying all the real property of the Cedar Falls Light & Power Company, situated in approximately 92.94 acres, more or less, said deed being of record in the office of the Greenville County in Deed Book 65 at page 26. At the time of said conveyance said Cedar Falls Light & Power Company was the record owner of said 92.94 acres, and in addition thereto the above 71.67 acres, said 71.67 acres having been conveyed in the year 1917 by said Cedar Falls Light & Power Company to J. P. Hillis but said deed was never recorded, and the within grantor is informed said 71.67 acres are separate and distinct tracts from the said 92.94 acres and the within grantor claims no interest in said 71.67 acres (said deed is executed for the purpose of perfecting the record title of James M. Hillis, the present owner, of said 71.67 acres, it is distinctly understood that in executing this deed the grantor does not relinquish a try of its rights in said 92.94 acres.

This conveyance is made subject, however, to the following reservation, which was contained in the deed from Cedar Falls Light & Power Company above referred to, to-wit: Cedar Falls Light & Power Company reserves the rights as follows: The granted lands are conveyed, subject to the maintenance of a dam and dam across Reedy River at or near Cedar Falls, with the right from time to time to repair and rebuild said dam and increase its height and dimensions to such point as may be deemed advisable by the grantor, its successors and assigns, so as to fully develop the power of said river, without liability to the grantor, his heirs and assigns for any damage that may result from the maintenance of such dam or the spending of the water of said river, and further reserving the right to erect and maintain a pole line, or lines, across said premises for the purpose of erecting and maintaining wires and other conduits for the purpose of transmitting electric power and current, and for the purpose of maintaining telephone and telegraph wires with the right to construct such other pole lines as may be deemed advisable; and reserving the further right to maintain the roads now and which the granted premises as they are now located, and with the right to locate said roads and to construct other roads as may be deemed necessary for the business of the grantor or for the convenience of the public provided, however, that no such work of construction or dwelling house, or building or other structure shall be interfered with, or in any way destroyed.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee, hereinafter named, and his heirs and assigns forever,

James M. Hill, his heirs and assigns forever,

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee, his heirs and assigns, against all and singular persons whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this 11th day of October, 1929, in the year of our Lord one thousand nine hundred and twenty nine and in the one hundred and fifty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W. B. McTowan, R. J. Ashmore, Virginia Manufacturing Company, A. M. Anderson, President, and Andrew S. Webb, Secretary

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me R. J. Ashmore and made oath that he saw the within named Virginia Manufacturing Company and its duly authorized officers, George M. Anderson, President, and Andrew S. Webb, Secretary, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that W. B. McTowan witnessed the execution thereof.

SWORN to before me, this 11th day of October, A. D. 1929, W. B. McTowan, Notary Public for South Carolina.

Recorded Nov 1, 1929, at 11:50 o'clock, A. M.

END OF DEED