

TITLE TO REALESTATE

87228 PROVENCE-JACKSON CO.-GREENVILLE

State of South Carolina,
Greenville County.

This lease and agreement, made and entered into on this 27th day of October, 1937 by and between Boyd McKinney of Greenville County, South Carolina, hereafter called the Lessor, and W. R. Jackson, of Buncombe County, North Carolina, hereafter called the Lessee.

WITNESSETH

Lessor, for and in consideration of the sum of \$1.00, the receipt of which is, hereby acknowledged, and the mutual covenants hereinafter set forth, has demised and leased and does by these presents demise and lease unto LESSEE, the minerals ores, gems, vermiculites, mines and mining priviledges hereinafter more particularly set out, in and to that certain tract of land lying and being in Greenville County, South Carolina, bounded and more particularly described as follows: On the North, East, and Southeast side by Pearl J. Suddeth, on the South by W. D. Bradley and D. B. Stroud Estate, on the West by C. D. Weeks, et al. and Tyger Baptist Church Cemetery.

TO HAVE AND TO HOLD, SAID land and premises, for the purpose of prospecting, mining or taking minerals therefrom, and processing, for the term of 15 years from the date hereof; together with the rights and priviledges hereinafter set out, and subject to the covenants and covenants and conditions herein contained.

1. During said 15 year period, Lessee, is to have full right and priviledges of prospecting the above demised land, and the right to mine and take therefrom vermiculite, mica, and all other minerals of any kind whatsoever found on the demised property during the term of this lease; together with the right of ingress, egress and regress over and upon the demised premises, the use of wood and water the right to dig tunnels and pits, drive shafts, process minerals and otherwise carry out any mining operations necessary for convenient to such mining rights, together with such rights, in, over and upon such land as may be necessary to house and care for employees and machinery.

2. It is understood and agreed that the Lessee shall have 1 month from the date hereof for the purpose of prospecting, discovering and locating minerals on the demised property; and to begin actual mining operations; but if said Lessee shall within 6 months from the date hereof fail to begin actual mining operations and sale of minerals, then this lease shall be null and void.

3. Lessee shall yeild and pay to Lessor as rental for the above demised property and the rights and priviledges herein granted from Royalties on all minerals sold as follows: Seventy-five cents per long ton for vermiculite removed from the property. fifty cents per long ton for feldspar, baryl, fuller earth, kyanite, olivene, titanium ores, zerconium ores, Twenty-five cents per long ton for koalin. For mica and other minerals, of whatsoever kind and character ten per cent of gross sales less freight, cartage or transportation from the mines to the market where the same is sold.

4. Lessee shall pay Lessor, pryor to the tenth day of each month, all royalties on the sales price of minerals, and all royalties of minerals removed from the land by the Lessee during the preceeding month.

This lease is binding upon and enures to the benefit of the heirs, successors, executors, administators and assigns of Lessor and Lessee. In witness whereof, Lessor and Leasee have hereunto set their hands and seals, this day and year first above written.
In the presence of:

John R. Bates,

James W. Keine

Boyd McKinney (SEAL)

W. R. Jackson (SEAL)

State of South Carolina,
Greenville County.

Personally appeared before me James W. Keine and made oath that he saw the within named Boyd McKinney, W. R. Jackson, sign, seal and as their act and deed deliver the within written deed or lease, and that he with John R. Bates witnessed the execution thereof.

Sworn to before me this 30
day of October, A. D. 1937

John R. Bates

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Renunciation of Dower.

I, John R. Bates, Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. Mabel McKinney the wife of the within named Boyd McKinney, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the within named W. R. Jackson, his heirs, and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 30 day of October, A. D. 1937

John R. Bates, Notary Public for South Carolina.

Mabel McKinney.

Recorded November 4th, 1937 at 2:54 P. M. #13280

BY: E. G.