

D E E D

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That SALUDA LAND & LUMBER COMPANY, a corporation organized and existing under the laws of the State of Delaware, GRANTOR, for and in consideration of the sum of Seven Hundred Eighty-five Dollars (\$785.00), to it paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these Presents does hereby GRANT, BARGAIN, SELL AND RELEASE unto C. G. TRAMMELL, of Greenville County, State of South Carolina, GRANTEE, all of its right, title and interest in and to those two certain lots or plots of ground situate, lying and being within that certain boundary of land commonly known as the "L. I. Jennings", 866 acre Tract, located on waters of Devil's Fork Creek, and Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, as shown on a map thereof prepared by Howard Wiswall, C. E., Survey of 1920-1921. Said lots or plots of ground being more particularly described as follows:

1. Beginning at a Sweet Gum, on the bank of Middle Saluda River, corner common to the said "L. I. Jennings" tract and land now or formerly of C. G. Drake; thence following the meanders of the said river S. 68° 00' E. 233 feet to a Poplar; thence N. 53° 30' E. 1851 feet to a point where this line intersects the boundary line between the said "L. I. Jennings" tract and land, now or formerly, of J. W. Godard, thence with this said boundary line N. 76° 00' W. 365 feet to a corner; thence N. 0° 30' E. 387 feet to an oak, a common corner of the "L. I. Jennings" and "J. W. Godard" tracts; thence N. 38° 00' W. 237 feet to a stone, a common corner of the "L. I. Jennings" and "J. W. Godard" tracts; thence S. 79° 45' W. 1164 feet to a point where this line intersects the River Falls Road; thence down and with the said road S. 2° 00' W. 377 feet to the intersection of the Devil's Fork Road; thence up and with the said Devil's Fork Road, the boundary line between the "L. I. Jennings" and "C. G. Drake" tracts, to a Sweet Gum corner common to the said "L. I. Jennings" and "C. G. Drake" tracts; thence South and West crossing Devil's Fork Road and following the old boundary line between the said "L. I. Jennings" and "C. G. Drake" tracts; thence S. 10° 00' W. 1.69 to a white oak; thence S. 68° 00' W. 1.58 to a maple; thence S. 50° 00' W. 2.90 to a chestnut; thence S. 21° 00' W. 4.49 to a pine; thence S. 63° 00' W. 10.93 to a poplar; thence S. 52° 00' W. 2.28 to an oak; thence S. 14° 17' W. 2.30 to a Sweet Gum on the bank of Middle Saluda River, the beginning corner, containing 28.5 acres, more or less, as shown on a plat thereof attached and made a part of this deed.

2. Beginning at a Sycamore on the North bank of Middle Saluda River, a common corner of the "L. I. Jennings" and "C. G. Drake" tracts; thence N. 41° 00' E. 210 feet to a point on the said River Falls Road; thence up and with the said Road, N. 63° 15' E. 250 feet to a stake; thence following an old road N. 78° 30' W. 295 feet to a stake; thence S. 51° 30' W. 230 feet to a stake; thence S. 10° 00' E. 444 feet to a Sycamore, the beginning corner, containing 2.9 acres, more or less, as shown on a plat thereof attached and made a part of this deed.

EXCEPTING AND RESERVING, However, unto the herein named Grantor, its successors and assigns, all the rights of ingress and egress over, upon and across the herein described plots of ground, with the right to use the roads now constructed; any road that may be hereafter constructed by the Grantee, his heirs and assigns; and the further right to construct and use any roads that the Grantor, its successors and assigns consider necessary or desirable.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident of appertaining.

TO HAVE TO TO HOLD, all and singular the said Premises hereinbefore mentioned unto the said C. G. Trammell, his heirs and assigns, forever.

And, Saluda Land & Lumber Company does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said Premises unto the said C. G. Trammell, his heirs and assigns against itself, its successors, and any and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED, HOWEVER, It is distinctly understood and agreed that the liability of the Grantor for the breach of any covenant or warranty contained in this Deed of Conveyance is limited to Twenty-five Dollars (\$25.00) per acre as to any part of the herein described and conveyed Thirty One and One Half (31½) acres, and that the herein Grantor, its successors and assigns, shall be liable for a breach of any warranty or covenant only to said extent.

IN WITNESS WHEREOF, Saluda Land & Lumber Company has caused these presents to be executed by its Vice President and Secretary, this 21st day of April, A. D. 1942.

Signed, sealed and delivered in
the presence of:

C. E. Gaenslen
R. C. Carlson

SALUDA LAND & LUMBER COMPANY
BY: GEORGE J. POPE,
Vice President
ATTEST: C. E. SIDDALL,
Secretary.

