

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, James F. Howard, in the State aforesaid, in consideration of the sum of Two Thousand and no/100 (\$2,000.00) dollars to me in hand paid at and before the sealing of these presents by Georgia Hardwood Lumber Company (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, sell and release unto the said Georgia Hardwood Lumber Company:

All timber and trees of every kind and description, measuring ten inches or more at the stump, now, for and during the full term and period hereof, situate, standing, lying, being and hereafter growing upon so much of the hereinafter described tract of land as lies on the South side of the North Saluda River, to-wit:

All that piece, parcel or lot of land on both sides of the North fork of Saluda River and composed of two tracts, one of which was known as the Charlotte Holcomb tract and the other formerly known as the W. K. Hightower tract, the last containing 59 acres, more or less, and the former 257 acres, more or less, and having the following metes and bounds, to-wit:

Beginning at a stone 3x0 on plat of Beach Stump; thence N. $29\frac{1}{2}$ W. 4.60 to a stone 3x, 3xom place of Black Gum Stump; thence N. $24\frac{1}{2}$ W. 20.20 to Black Gum 3xom and on the same course to a stone 3x 3xom in plat of Sourwood; thence N. $20\frac{1}{2}$ E. 15.15 to Hickory 3x-3xom; thence N. 37 W. 15.60 to a stone 3x3xom; Red Oak gone; thence N. 53 E. 7.25 to Hickory stump 3x3xom; thence S. $79\frac{2}{3}$ E. 25.55 to Hickory 3x3xom A. W. Humphrey's line to a stone 3x3xom; thence S. $18\frac{1}{3}$ E. 20.24 to a stone 3x3xom; thence S. 47 E. 16.96 to a stone 3x3xom; thence S. 17 E. 10.30 to Black Locust 3x3xom on Bank river; thence with the River line 5.75 to a willow 3x3xnm on bank of river; thence S. $30\frac{1}{2}$ E. 4.52 to stone 3x3xnm; thence S. $43\frac{1}{2}$ E. by Chestnut Oak 3nm and Black Locust 3nm on the Ridge 4.50 to Black Locust 3x3xnm; thence S. 55 W. 27.70 to Hickory 3x3xnm; thence N. 60 W. 10.90 to Poplar 3x3xnm on summit of mountain; thence N. 32 W. 31.30 to Mulberry Stump 3x3xnm; thence N. $18\frac{1}{2}$ W. 6.48 to corner; thence N. $83\frac{1}{2}$ W. 9.00 to corner; thence N. $53\frac{1}{2}$ W. 5.48 to the beginning.

Being the same land conveyed to me by J. Larry Jamison, Vol. 241, page 365.

I do hereby grant unto said Georgia Hardwood Lumber Company all right of ingress and egress together with all rights of way, privileges and easements on, over, upon and across said lands, which may be useful, convenient or necessary for cutting, removing and transporting of timber and trees on the lands herein described or any other timber, trees or timber products whatsoever, together with the right to locate, construct and maintain, over and across said lands such roads, tramways, skidders and equipment of every kind whatsoever, necessary or convenient for cutting and removing timber and timber products.

I further grant the right to cut, use and remove undergrowth, brush, earth or stone, the cutting, removal or use of which may be necessary or convenient, together with the further right to remove all machinery, fixtures and other things of whatsoever nature placed upon the premises by the Grantee. Said Grantee shall not be obligated to remove road beds, tree tops, limbs or stumps but shall not hereby be precluded from doing so, if it so desires.

The Grantee, its successors and assigns, shall have the full term of five years from the date hereof in which to cut and remove the timber hereby conveyed and to use and exercise the rights, privileges and easements granted hereby. Provided however, the title to so much of said timbers and trees as remain on said lands, both standing and fallen, at the expiration of the time herein provided shall immediately revert to and become the property of the Grantor, his heirs and assigns.

TO HAVE AND TO HOLD all and singular unto the said Georgia Hardwood Lumber Company, its successors and assigns, for the full term and period of time hereinbefore specified for the cutting and removal of said timber and trees and the enjoyment of all rights granted hereunder.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Georgia Hardwood Lumber Company, its successors and assigns, against myself and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.