

TITLE TO REAL ESTATE

stake; thence N. 52-00 W. 2.00 chains to a stake; thence S. 81-00 W. 4.00 chains to a stake; thence S. 78-00 W. 11.00 chains to a point; thence S. 72-00 W. 7.00 chains to a stake on the bank of the said South Saluda River; thence up and with the meanders of the said river approximately 7.50 chains to an ironwood; thence S. 61-00 W. 4.00 chains to a point; thence S. 87-00 W. 9.00 chains to a stake; thence S. 86-00 W. 9.00 chains to a point; thence due west 2.50 chains to a point; thence N. 60-00 W. 3.00 chains to a point; thence S. 80-00 W. 2.00 chains to a point thence S. 70-00 W. 7.50 chains to a point; thence N. 80-00 W. 3.00 chains to a stake; thence S. 80-00 W. 7.75 chains to a Beech (gone) on the south bank of the said South Saluda River, the common corner of the herein described tract of land and land now or formerly of Norvin Hardin; thence S. 41-00 E. 38.50 chains to a chestnut on top of the said ridge; thence north and east following the top of the said ridge for approximately 80 chains to a stone, the beginning corner, containing 154 acres, more or less. The above described tract is the same conveyed to the grantors herein by Saluda Land & Lumber Company by deed dated July 1, 1944, recorded in Office of Clerk of Court for Pickens County in book 4-W, page 170.

Also, that tract of land in Pickens County, State of South Carolina, and being commonly known as a portion of the Blythe Shoals property, containing 23 acres, more or less, and having, according to survey by Dalton & Neves, Engineers, November 1932, the following metes and bounds:

Beginning at a mark x on a large rock on the western bank of South Saluda River, said rock being located where the YMCA foot-bridge crossed said river, thence along western bank of the river as a line - a traverse line being as follows: S. 20-20 W. 175 feet to stake; thence S. 11-25 W. 200 feet to stake; thence S. 9-45 W. 125 feet to stake; thence S. 12-30 E. 100 feet to light wood stake and iron pin corner about 10 feet north of small branch at river; thence S. 60 W. 671.6 feet to light wood knot and stones on top of ridge; thence N. 82 W. 397 feet to a light wood knot on top of ridge; thence S. 77-15 W. 250 feet to stone on top of ridge and gap; thence N. 13-10 E. 397 feet to stone on top of small ridge; thence N. 40 E. 735 feet to iron pin on south bank of river and about 30 feet west of small spring branch; thence along south and west bank of river as a line - traverse line being as follows: N. 73 E. 320 feet to point; thence N. 72-30 E. 400 feet to point; thence S. 77 E. 260 feet to point; thence S. 69 - 30 E. 182 feet to point; thence S. 71 W. 118 feet to point; thence S. 59-30 W. 275 feet to point; ~~thence S. 71 W. 118 feet to point; thence S. 59-30 W. 275 feet to point;~~ thence S. 4 W. 60 feet to beginning corner on rock, being the same tract of land conveyed to T. Charles Gower and L. P. Slattery by Franklin Real Estate and Investment Company and J. E. Sirrine as Trustees by deed dated December 19, 1932, recorded in Pickens County in deed book 4-A, pages 590 and 591, and this conveyance is subject to the building restrictions and reservations fully set forth in said deed.

Also all right and interest or right, privilege and interest which the grantors have in and to the stream adjacent to said property.

The above described tract of land is the same conveyed to P. D. Meadors and M. M. Meadors by B. H. Trammell by deed dated 19th February 1945, recorded in book 5-D, page 193 in Office of Clerk of Court for Pickens County.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Meadors Manufacturing Co., Inc. its successors and assigns forever.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Meadors Manufacturing Co., Inc., its successors and assigns against ourselves and our heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.