

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

WHEREAS, the South Carolina State Commission of Forestry has made and entered into an agreement with the Textile Broadcasting Company, a corporation duly chartered and existing under and by virtue of the laws of The State of South Carolina with its principal place of business in the City of Greenville therein, wherein and whereby said Commission has agreed that it will convey unto said Textile Broadcasting Company the specific real property herein-after mentioned and particularly described upon the conditions and covenants hereinafter provided, and said Textile Broadcasting Company for and in consideration of such conveyance has agreed to undertake and bind itself to faithfully and fully perform and discharge each and all of said conditions and covenants on its part to be performed; and,

WHEREAS, the parties hereto desire to ratify and confirm said agreement and execute the provisions thereof; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the South Carolina State Commission of Forestry under and by virtue of the power and authority lodged in it by the provisions of Section 3284-4 of Volume II of the Code of Laws of The State of South Carolina, 1942, and all other statutes it thereunto authorizing, and in and by the terms and direction of a certain resolution by it duly passed, adopted and ratified at a session thereof duly convened and held in its office in the Calhoun State Office Building in Columbia, South Carolina, on the 22nd day of March, 1947, authorizing the within conveyance to be made and directing the Chairman and Secretary of said Commission to execute and deliver proper deed of conveyance to effect the same, and for and in the consideration of the sum of Five Dollars (\$5.00) to it in hand paid at and before the sealing of these presents by said Textile Broadcasting Company, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Textile Broadcasting Company, its successors and assigns;

All that certain piece, parcel or lot of land containing eighty-one one hundredths (0.81) acres, more or less, situate, lying and being on top of Paris Mountain in the vicinity of the old Hotel site thereon about 6 miles almost north of the City of Greenville in Paris Mountain Township of Greenville County, South Carolina, and bounded as follows: On the North by lands of Textile Broadcasting Company on the East by the lands of Davis; on the South by the lands of Textile Broadcasting Company; and on the West by other lands of the South Carolina State Commission of Forestry, and being a part of that certain lot or parcel of land conveyed to the grantor herein by deed of H. R. Stephenson dated the 11th day of May, 1943, and recorded in the Office of the R. M. C. for Greenville County, South Carolina, on the 11th day of May, 1943, in deed book 253 at page 285. Said parcel or tract of land is particularly described by a plat thereof made by Pickell & Pickell, Engineers, Greenville, South Carolina, on November 27, 1946, which said plat is hereby incorporated herein and made a part of the within description and is recorded in said office in plat book N at page 191.

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

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Textile Broadcasting Company, its successors and assigns forever.

And the South Carolina State Commission of Forestry does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Textile Broadcasting Company, its successors and assigns, against the South Carolina State Commission of Forestry, its successors and assigns only.

That for and in consideration of the conveyance to it by the grantor herein of the above-mentioned and described premises, the grantee, for itself, its successors, grantees and assigns, expressly and specifically agrees and covenants, and as a covenant running with said lands, that it will perpetually maintain in proper repair and good serviceable order the roads designated upon the plat hereinabove mentioned as "access road" and "existing road", from where said "access road" enters upon the lands of the grantor as delineated upon said plat to where said "existing road" intersects with the public highway, and that said roads or ways shall be kept open for the accommodation, use and convenience of the grantor, its officers, agents, servants and the public, and the grantee further specifically agrees and covenants for itself, its successors, grantees and assigns, and as a covenant running with said lands herein conveyed, by and with the