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State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Melrose Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Thirty-four thousand six hundred and fifty Dollars

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Duncan Mills, a corporation chartered under the laws of the State of South Carolina, All that certain tract of land situate, lying and being in the County and State aforesaid about two miles from the Court House on the Columbia & Greenville Railroad, containing 130.60 acres, and having the following lines, metes and bounds, to-wit: Beginning at iron pin in White Oak stump, marked on plat of J.E. Serrino, Engineer, dated March 22, 1911, as beginning corner, being corner of the tract herein described and of lands of Mills Mfg. Company and O.P. Mills; thence with line of O.P. Mills pursuing the following courses, to-wit:- N. 87-35 E. three hundred and fifteen and five-tenths (315.5) feet to iron pin; thence S. 59-48 W. one hundred and thirteen and eight-tenths (113.8) feet to iron pin in willow stump; thence S. 28-59 W. one hundred and eighty-two (182) feet to old corner on Pigeon Roost Branch; thence with center of said branch along the following lines, to-wit: S. 28-14 W. two hundred and fourteen and five-tenths (214.5) feet to stake; thence S. 24-54 W. one hundred and fifty-eight (158) feet to stake; thence S. 1-27 W. two hundred and twelve (212) feet to stake; thence S. 32-21 W. two hundred and thirty-six (236) feet to stake; thence S. 27-07 W. one hundred and ninety-five (195) feet to stake; thence S. 18-14 W. one hundred and fifty-six (156) feet to iron pin, old corner at or near source of said branch; thence N. 76-56 W. seven hundred and twenty-five (725) feet to O.P. Mills corner and lands formerly of J.E. Earle; thence with line of lands formerly of J.E. Earle, James Fields and Martha Kain N. 66-07 W. seventeen hundred and sixty-two (1762) feet to iron pin, twenty-five feet from center of main line of Columbia & Greenville Railroad; thence along course twenty-five feet from center of main line of said railroad as follows: N. 11 E. two hundred and four and eighty-five hundredths (204.85) feet to stake; thence N. 15-02 E. one hundred and ninety-eight and twenty-five hundredths (198.25) feet to stake; thence N. 23-09 E. 198.25 feet to stake; thence N. 28-05 E. 198.25 feet to stake; thence N. 30-57 E. 198.25 feet to stake; thence N. 35-19 E. 198.25 feet to stake; thence N. 39-13 E. 198.25 feet to stake; thence N. 43-01 E. 198.25 feet to stake; thence N. 47-35 E. 198.25 feet to stake; thence N. 51-20 E. 198.25 feet to stake; thence N. 55-13 E. 198.25 feet to stake; thence N. 59-06 E. 198.25 feet to stake; thence N. 62-59 E. 198.25 feet to stake; thence N. 67 E. 233.4 feet to stake, old corner of Melrose Land Company; thence along line of Melrose Land Company nearly perpendicular to said railroad, which line was established by J.E. Serrino, Engineer, S. 28-14 E. eleven hundred and sixty-two (1162) feet in center of Street laid out by Melrose Land Company; thence with said Street S. 57-47 E. three hundred and sixty-seven and four tenths (367.4) feet to stake in center of said Street; thence with center of said Street S. 42-19 E. one hundred and seventy nine and eight tenths (179.8) feet to stake, center of said Street; thence S. 73-19 E. five hundred and forty-two (542) feet along center of said Street to a cross Street; thence with line of Melrose Land Company to iron pin in line of Mills Mfg. Co., thence with line of Mills Mfg. Co., S. 15-25 W. three hundred and thirty-seven and six-tenths (337.6) feet across Brushy Creek to the beginning corner. This tract is composed of the tract of land conveyed to the grantor herein by J.T. Arnold, and part of the lands purchased from the Estate of Christine Nelson.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, To have and to hold all and singular the premises before mentioned unto the grantee hereinafter named, and its successors, its heirs and assigns forever. It is understood that the warranty hereinafter set forth is subject to such right of way as the Railway Company has to that portion of said tract as lies within one hundred (100) feet of the center of the Main of the Railway Company.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and its successors, and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 22nd day of April, in the year of our Lord one thousand, nine hundred and eleven, and in the one hundred and 35th year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: W.R. Milford, W.R. Gely.

Melrose Land Co., By G.O. Allen, Pres. and W.L. Gassaway, Sect.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me W.R. Milford and made oath that he saw the within named Melrose Land Co., by its duly authorized officers, G.O. Allen, Pres. and W.L. Gassaway, Secty. sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with W.R. Gely

Sworn to before me, this 25th day of April, A. D. 1911. W.R. Gely (SEAL) Notary Public for South Carolina. W.R. Milford