

State of South Carolina,

County of Anderson.

This Indenture, made and entered into this the 30th, day of April, 1915, by and between Pelzer Manufacturing Company, of Greenville, State of South Carolina, Grantor, and Charles S. Allen, of Greenville, State of South Carolina, Grantee;

W-I-T-N-E-S-S-E-T-H:

That the Grantor, in consideration of the covenants hereinafter contained, does hereby grant and convey unto the said Grantee, his executors, administrators and assigns, All except what they may need for their own use the sand and gravel in and upon, or which may hereafter be deposited upon that tract of land of the Grantor, situate in the County of Anderson, State of South Carolina, consisting of a certain sand bank lying in the bend of the Saluda River, and between said river and the main line of Piedmont & Northern Railway Company as shown by blue print map hereto attached; together with the exclusive right unto the said Grantee, his executors, administrators and assigns, to dig and remove, and to prepare for shipment and use, and to blip said sand, and to erect and maintain such buildings and other appliances as may be necessary and appropriate for operating said premises as a sand and gravel plant under this grant.

And the Grantor does further grant and give unto the said Grantee his executors, administrators and assigns, the right and privilege to construct and maintain over his lands adjacent to said sand bank a spur track from the main line or track of the Piedmont & Northern Railway Company, into and through the said sand bank.

To have and to hold the interest hereby conveyed unto the said Grantee, his executors, administrators and assigns, for the term of five (5) years from the date hereof; and for the further term of five (5) years from the expiration of the five years hereby granted if the said Grantee, his executors, administrators and assigns, being desirous of taking said renewal, shall, prior to the expiration of the term hereby given to the Grantee, give to the Grantor, his successors or assigns, thirty days' previous notice in writing.

It is understood and agreed that the Grantee, his executors, administrators and assigns, shall have the right to remove all tools, machinery, buildings and other things, such as may by him or them have been put upon said premises for the purposes of operating and using the same hereunder. The Grantee, for himself, his executors, administrators and assigns, does hereby covenant and agree to pay to the grantor on or before the tenth (10th.) day of each month during the term hereby granted or any renewal hereof the sum of five (5) cents for each and every net ton of sand taken and removed from said premises during the calendar month preceeding, said settlement to be made on the basis of railway track scales weights, which are to be furnished the Grantor at the several times of settlement, and by the Grantee.

The said Grantor does hereby bind himself, successors and assigns, to warrant and defend unto the said grantee, his administrators, executors and assigns, all and singular the said premises during the term hereby granted and any renewal thereof, against itself and its successors and any other person or persons lawfully claiming or to claim any part thereof.

In witness whereof, the said Pelzer Manufacturing Company, Grantor, has caused this indenture to be signed and acknowledged by its President and its corporate seal to be hereto affixed, and attested by the signature of its secretary.

Attest:  
A.L. Blake,  
Secretary.

Pelzer Manufacturing Company,  
By Ellison A. Smyth,  
President.



Witnesses:  
Thos. J. Crane,  
R.C. Heyward.

State of South Carolina,  
County of Anderson.

Personally appeared before me R.C. Heyward, who being duly sworn says that he saw the above named Ellison A. Smyth and A.L. Blake, as President and Secretary, respectively of the said Pelzer Manufacturing Company, sign, seal and as the act and deed of said Pelzer Manufacturing Company deliver the foregoing instrument and that he with the Thos. J. Crane witnessed the due execution of same.

Sworn to and subscribed before me this the 3, day of May, 1915.

Jacob O. Bollinger  
Notary Public.

R.C. Heyward.



Recorded November 18th, 1919.

For Assignment of this lease, see page 579 in this book.

State of South Carolina, )  
County of Greenville. ) Deed .

Heretofore during the year 1909 one Henry T. Rice of the County and State aforesaid, departed this life intestate leaving as his heirs at law his widow, Pauline Rice and ten children to-wit:

Walter H. Rice, Florence Chapman, J.K. Rice, Clinton P. Rice, H.B. Rice, Bessie Rogers, Oscar P. Woodson, John H. Rice and Victor L. Rice. Prior to the year 1919 Bessie Rogers died intestate

leaving as her sole heirs at law her husband H.A. Rogers and her minor child Christine Rogers,

And during the month of May 1919 the aforesaid Pauline Rice died intestate, leaving as her heirs

at law her children Walter H. Rice, Florence Chapman, J.K. Rice, Clinton P. Rice, H.B. Rice,

Oscar P. Rice, Cora P. Woodson, John H. Rice and Victor L. Rice and her grandchild Christine

Rogers, child of Bessie Rogers, who had pre-deceased her mother. That said Henry T. Rice died

seized and possessed of the tract of land hereinafter described, which said tract of land is now

owned by the aforesaid heirs as tenants in common.

Now know all men by these presents, That Walter H. Rice, Florence Chapman, J.K. Rice, Clinton P. Rice, H.A. Rogers, Oscar P. Rice, Cora P. Woodson, John H. Rice and Victor L. Rice in consideration

of the sum of Eighteen Thousand one hundred fifty-five dollars to them in hand paid at and before

the sealing of these presents by H.B. Rice (the receipt whereof is hereby acknowledged) have

granted, bargained, sold and released, and by these presents do grant, bargain sell and release

unto the said H.B. Rice and his heirs and assigns:-

"All the right, title and interest of the aforesaid Walter H. Rice, Florence Chapman, J.K. Rice, Clinton P. Rice, H.A. Rogers, Oscar P. Rice, Cora P. Woodson, John H. Rice and Victor L. Rice,

in all that certain piece, parcel and tract of land lying and being situate in Oaklawn Township County and State aforesaid, containing 146 acres, more or less, bounded by lands of W.H. Babb,

W.E. Chandler, J.L. Stone, J.T. Boyce, H.B. Rice and C.C. Coker and being all of the lands of which Henry T. Rice died seized and possessed.

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 said H.B. Rice, and his heirs and assigns forever.

And we, the grantors hereto, do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said H.B. Rice and his heirs and assigns, against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this 31, day of Oct. in the year of our Lord one thousand, nine hundred and nineteen and in the one hundred and forty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

D.E. Barker, (Stamps \$18.50)  
W.A. Hopkins,

W.H. Rice, Seal.  
H.B. Rice, Seal.

W.A. Hopkine,  
V.W. Thompson,

W.L. Rice, Seal.  
J.K. Rice, Seal.

J.G. Leatherwood,  
Jas. M. Richardson,

J.H. Rice, Seal.  
J.H. Rice, Seal.

J.Allen Scott, As to H.A. Rogers.  
Walter M. Scott

Florence Chapman, Seal.  
O.P. Rice, Seal.

O.P. Rice, Seal.  
Cora Rice Woodson, Seal.

H.A. Rodgers, Seal.

State of South Carolina,  
Greenville County.

Personally appears before me D.E. Barker and made oath that he saw the within named W.H. Rice, H.B. Rice, V.L. Rice, J.K. Rice & J.H. Rice sign, seal and as their act and deed deliver the within written deed and that he with W.A.Hopkins witnessed the execution thereof.

Sworn to before me this day of Oct. A.D. 1919.

W.A. Hopkins (L.S.)  
Notary Public for S.C.

D.E. Barker



Recorded November 18th, 1919.

For Dowlers to this Deed, see Deed Book 57 at page 122 & 123 and for other Probated to this deed, see Deed Book 37 at page 255 & 256.

See Deed Book 6 at page 177.