

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

WHEREAS S. M. Beattie owns a tract of land containing one acre, more or less, in Gantt Township, County and State aforesaid, on the saluda River, which tract he is this day conveying to James F. Zupan, reserving unto himself certain water rights; and

WHEREAS Frank Zupan, father of said James F. Zupan, owns a tract of land on the north side of said Saluda River, and has agreed to release said S. M. Beattie, J. P. Stevens & Co., Inc. and the Piedmont Manufacturing Company Division of J. P. Stevens & Co., Inc. from any possible or future liability for damage to said land by reason of flooding; and

WHEREAS said James F. Zupan owns a tract of land on the south side of said Saluda River in Anderson County and he also has agreed to release S. M. Beattie, J.P. Stevens & Co., Inc. and the Piedmont Manufacturing Company Division of J.P. Stevens & Co., Inc. from any possible liability for damage by reason of flooding;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, Frank Zupan and James F. Zupan, in consideration of the conveyance of said tract of land by S. M. Beattie to James F. Zupan, and for other good and valuable consideration, receipt of which is hereby acknowledged, have granted, bargained, sold and release, and by these presents do grant, bargain, sell and release, and convey to J. P. Stevens & Co., Inc., its successors and assigns, as perpetual right to maintain its dam across the Saluda River at Piedmont, S.C., at its present height, and to have the free and unrestricted use and the enjoyment of its water power for manufacturing or other purposes authorized, or which hereafter may be authorized, by its charter, without liability for past, present or future damages which have or may hereafter result from back water, overflow, or otherwise by reason of said dam to any of the three tracts of land above mentioned belonging to the grantors, their heirs or assigns.

And we do hereby release and forever discharge the said S. M. Beattie, his heirs and assigns, and J.P. Stevens & Co., Inc., its successors and assigns, from any and all liability from damage to us and the tracts of land hereinabove mentioned by reason of any back water, flooding or overflow occasioned by the maintenance of the dam of J.P. Stevens & Co., Inc. at Piedmont, S.C., to the extent that such back water, overflow or flooding is occasioned by the maintenance of the dam, or of any substituted dam, at the present height of the dam.

TOGETHER with all the singular and rights and appurtenances of said easements belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said rights and easements to the said J.P. Stevens & Co., its successors and assigns forever.

And we do hereby bind ourselves, or heirs, executors, administrators and assigns to warrant and forever defend all and singular the said rights and easements unto the said J.P. Stevens & Co., Inc., its successors and assigns, against ourselves and our heirs, and against every other person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 30th day of January, 1947.

In the presence of:

H. D. Wilson
 C. Victor Pyle

Frank Zupan (SEAL)
 James F. Zupan (SEAL)

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me H. D. Wilson who on oath says that he saw the within named Frank Zupan and James F. Zupan sign, seal and as their act and deed, deliver the foregoing written instrument, and that he with C. Victor Pyle witnessed the due execution thereof.

Sworn to and subscribed to)
 before me on this 30 day)
 of January, 1947.)
 C. Victor Pyle)
 Notary Public for S.C.)

H. D. Wilson.

No Stamps

Registered February 5th, 1947 at 4:30 P.M. #2393 By. R.I.Hy.