

State of South Carolina,
County of Greenville.

Timber Deed.

Whereas, an action has been commenced and is now pending in the name of W. A. Johnson vs. Saluda Land and Lumber Company, for the purchase price of certain timber sold upon the lands hereinafter described; and

Whereas, the parties to said action have agreed to settle the same by paying to the grantor herein the sum of \$304.08 of the purchase price of said timber and by the execution and delivery of this deed by the grantor to the grantee and the payment to the grantee herein of the sum of \$152.04 of said purchase price;

Now, Therefore, Known all men by these presents That I, Willie A. Johnson, a single man of the State and County aforesaid, hereinafter called the Vendor, for and in consideration of the sum of One dollar and the premises to me in hand paid by Saluda Land and Lumber Company, a corporation, at and before the sealing and delivery of these presents, the receipt whereof is by me hereby acknowledged, have granted, bargained, sold quit claimed and released unto Saluda Land and Lumber Company, a corporation duly created, organized and existing under the laws of the State of Delaware, hereinafter called the Vendee, its successors and assigns:

All of the timber and trees of every kind and description now and during the time hereinafter specified situate, standing, lying and being upon that certain tract of land situate on the waters of Gap Creek, branch waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, more particularly described as follows: to-wit:-

That certain piece, parcel or tract of land, known as the "Hattie McCarson Tract", containing 121 acres, more or less, situate, lying and being on the Waters of Gap Creek, Branch Waters of Middle Saluda River, in Cleveland Township, Greenville County, State of South Carolina, bounded on the East by land of S. B. Johnson, formerly of the William B. Johnson Estate, and lands of Saluda Land and Lumber Company, formerly of David F. Bayne, on the North and West by lands of J. H. Cleveland, et al and other lands formerly of Luther and Martha Bruce and having such shape, courses and distances as is shown on a Plat thereof made by Howard Wiswall, C. S. survey of 1922, a copy of which Plat is hereunto annexed and made a part of this Deed of Conveyance; reference thereto being craved for full and complete description of said property; said tract being thereon designated as tract No. 1 and described as follows, to-wit:

Beginning at a stone on the line of the "David F. Bayne Land", now owned by Saluda Land and Lumber Company, running thence S. 65-55 W. 18.90 cms. to a stone, corner common to land herewith described and land of J. H. Cleveland et al; thence S. 13-15 W, 20.60 cms. to a stone; thence S. 10-7 E. 19.15 cms. to a stone, corner common to land herewith described, and other land (formerly of Luther and Martha Bruce); thence S. 37-35 E. 11.39 cms. to a stake; corner common to land herewith described, and other land formerly of Luther and Martha Bruce; thence N. 50-40 E. 3.90 cms. to a Sweet Gum; thence N. 55-45 E. 13.78 cms. to a stake, corner common to land herewith described, land now or formerly of Mrs. Harriett Johnson; thence on the same course approximately 1.50 cm. to a stake; thence N. 28-30 E. 27.25 cms. to a Boulder marked x; thence N. 36-34 W. 3.82 cms to a pine; corner common to land herewith described, land of S. B. Johnson, formerly of the William B. Johnson Estate and land of Saluda Land and Lumber Company, formerly of David F. Bayne, and running thence N. 36-34 W. 23.04 cms. to a stone, the point of beginning.

Said tract of land being same conveyed by William B. Johnson unto Hattie McCarson May 27, 1908, under deed of Conveyance appearing of record in the Office of Register of Mesne Conveyances in and for said Greenville, County, in Vol. 555 of Deeds, page 446, and by the said Hattie McCarson conveyed unto William G. Sirrine, under deed bearing date January 9, 1907, duly recorded in the R. M. C. Office aforesaid in Vol. VVV of Deeds, page 280.

And for the consideration hereinbefore expressed, I, the said Vendor, do hereby Grant, Bargain, sell and release unto the said Vendee, its successors and assigns:

All rights of ingress and egress and all other rights, ways, privileges and easements, in, over, upon and across said lands, which may be useful, convenient or necessary for the cutting, assembling, removal and transporting of the timber and trees on said lands, herein conveyed, or any other timber, trees, or timber products whatsoever, together with the right to locate, establish, build, construct, maintain and operate, over, upon and across said lands and premises, such roads, tramroads, railroads, steam skidders, tractors, machinery, and equipment, of any and every kind, whatsoever, whether the same are now used for such purposes or not, and whether or not the same have as yet been devised, invented or perfected, and which in the judgment of the said Vendee, its successors and assigns, may be useful, convenient or necessary for the cutting, assembling, removal and transporting of all such Timber, trees, and Timber products.