

TITLE TO REAL ESTATE

46782 PROBENCE-JARARD CO.-GREENVILLE

Spanish Oak; thence N. 38° 30' E. 3.26 chs. to a stone; thence N. 25° 00' E. 2.80 chs. to a Pine, xo; thence N. 5° 00' E. 3.70 chs to a stone; thence S. 56° 00' E. 12.88 chs to a Cherry; thence S. 25° 00' E. 2.80 chs. to a Pine, xo; thence N. 5° 00' E. 3.70 chs. to a stone; thence S. 56° 00' E. 12.88 chs to a Cherry; thence S. 25° 23' W. 14.95 chs to a Poplar; thence S. 80° 00' W. 8.93 chs to a pine; thence N. 75° 00' W. 10.94 chs. crossing Middle Saluda River and the River Falls Road, to a poplar; thence N. 7° 39' W. 16.40 chs. to a sweet gum; thence S. 37° 27' W. 4.05 chs. to a poplar; thence S. 22° 31' W. 7.48 chs. to a stone, the beginning corner, containing 886 acres, more or less.

SAVING AND EXCEPTING THEREFROM, that certain parcel of land known as the C. C. Trammell place lying in the Northeast portion of the above described tract, beginning at a Sweet Gum on the North bank of Middle Saluda River; thence up and with the meanders of the said river approximately 600 feet, crossing Devil's Fork Creek and the River Falls Road to a Sycamore; thence N. 10° 00' W. 444 feet to a stake; thence N. 51° 30' E. 230 feet to a stake in an old road; thence S. 78° 30' E. 295 feet, following the said old road to the point of intersection with the said River Falls Road; thence up and with the said River Falls Road approximately 250 feet to the intersection of the Devil's Fork Road; thence still following the said River Falls Road, N. 2° 00' E. 377 feet to a point; thence N. 79° 45' E. 1164 feet to a stone (old corner); thence S. 38° 00' E. 237 feet to an oak, (old corner); thence S. 0° 30' W. 387 feet to a corner at Devil's Fork Creek; thence S. 76° 00' E. 365 feet to a stone corner common to lands herein described and lands of Godard and Hart; thence S. 53° 30' W. 1851 feet to a poplar on the north bank of Middle Saluda River; thence up and with the said Middle Saluda River N. 68° 00' W. 233 feet to a Sweet Gum, the beginning corner, containing 51 acres, more or less.

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 said Premises hereinbefore mentioned unto the said Earl L. Hart, his heirs and assigns, forever.

And, Saluda Land & Lumber Company does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Earl L. Hart, his heirs and assigns against itself, its successors, and any and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED, HOWEVER, It is distinctly understood and agreed that the liability of the Grantor for the breach of any covenant or warranty contained in this Deed of Conveyance is limited to One Dollar, Fifty-six Cents (\$1.56) per acre as to any part of the herein described Tract 1, and Four Dollars, Seventy-nine Cents (\$4.79) per acre as to any part of the herein described Tract 2, and that the herein Grantor, its successors and assigns, shall be liable for a breach of any covenant or warranty only to said extent.

IN WITNESS WHEREOF, Saluda Land & Lumber Company has caused these Presents to be executed by its President and Secretary, this 30th day of April, A. D. 1943.

SALUDA LAND & LUMBER COMPANY
BY: G. R. Birke lund
President

ATTEST:

C. E. Siddall
Secretary.



Signed, sealed and delivered in
the presence of:

R. C. Carlson
Aldona Bruzas

S. C. Stamps \$13.00
U. S. Stamps \$ 7.15

STATE OF ILLINOIS
COUNTY OF COOK.

Personally appeared before me R. C. Carlson, and made oath that he saw the within named G. R. Birkelund, as President and C. E. Siddall as Secretary, sign, seal and as the act and deed of the said Saluda Land & Lumber Company, deliver the within written instrument, and that he with Aldona Bruzas witnessed the due execution thereof.

Sworn to before me this 30th day of April, A. D. 1943.

R. C. Carlson

Mildred Boom

Notary Public for: My commission expires: My commission expires Feb. 6, 1946.

Recorded May 18th, 1943 at 10:52 A. M. #4954 BY:E.G.