

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that 49er Ranch Development Corporation,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of S. C., in consideration of One Dollars (\$1.00)-----
----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto Homer B. Hobbs and James R. Mann,

ALL that certain piece, parcel or tract of land, situate, lying and being in
Saluda Township, County and State aforesaid, containing 100 acres more or less
ajoined by property now or formerly belonging to Pittman, Trammell, Fowler,
and others having the metes and bounds shown on a plat thereof prepared by
S. M. Martin, in 1920. This is the same property conveyed to Lewis N. Scoggins
by C. T. Kendrick by deed recorded in the RMC Office for the County and State
aforesaid in deed book 87, at page 138.

ALSO, all that piece, parcel or tract of land, situate, lying and being in
Saluda Township, County and State aforesaid containing 84-1/2 acres more or
less being known and designated as tract number 2 of the Milton Trammell
property on a plat thereof prepared by W. A. Hester on July 31, 1923 and
having, according to said plat, the following metes and bounds:

BEGINNING at a maple xom on a branch in the line of property of C. A. Fowler,
and running thence along the meanders of said branch as the line in an easterly
direction 19.55 chains to a popular xom; thence N. 07-00 W. 4.37 chains to
a stake in an old road; thence N. 15-1/2 W. 5.92 chains to a stake; thence
N. 36-1/2 W. 3.50 chains to a stone om; thence N. 12-00 E. 16.40 chains to
a stone; thence N. 11-00 E. 10.20 chains to a stone; thence S. 74-1/2 W.
5.40 chains to a chestnut stump; thence N. 54 W. 12.00 chains to a chestnut
stump; thence S. 86 W. 17.90 chains to a chestnut om; thence S. 17 E. 1.75
chains to a stone; thence S. 23 E. 24.50 chains to a black gum om; thence
S. 26 E. 15.00 chains to the point of beginning.

These are the same tracts conveyed to Homer B. Hobbs by deed from Fred C.
Flournoy recorded in the RMC Office for the County and State aforesaid in
deed book 683, at page 220.

The above tracts of land hereinabove described are the same property
conveyed to 49er Ranch Development Corporation by Homer B. Hobbs by deed
recorded in the RMC Office for the County and State aforesaid on January
15, 1962 in deed book 690, at page 284. Said tracts of land are referred
to on the block book for Greenville County as tracts 656.1-1-8 and
656.2-1-5, respectively.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise
incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the
grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and
forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every
person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this 17 day of May 1975

SIGNED, sealed and delivered in the presence of:

49er Ranch Development Corporation SEAL
A Corporation
By:

Jay Adkins
Carolyn S. Gillespie

James R. Mann
President
Homer B. Hobbs
Secretary being all of the directors and as
liquidating trustees.

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed
and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of May 1975.

Carolyn S. Gillespie (SEAL)
Notary Public for South Carolina.

Jay Adkins

My commission expires: 4-21-79

RECORDED this day of MAY 19 1975 at 2:11 P. M., No. 26821

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