

*M.P.B*

BOOK A 620 PAGE 250

DEED FROM FRIEDBERG, MONCRIEF AND MONCRIEF TO RESERVE  
ACREAGE TRACTS AND INGRESS/EGRESS RIGHTS-OF-WAY

RECORDED THIS 7<sup>th</sup> DAY October 1985

5.00

STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

ADDITIONAL FEES \_\_\_\_\_  
STATE DEPARTMENT \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS: RICHARD H. FRIEDBERG, W.A. MONCRIEF AND W.A. MONCRIEF, JR. SEND

WHEREAS, RICHARD H. FRIEDBERG, W.A. MONCRIEF AND W.A. MONCRIEF, JR., have entered into an Agreement with the former Turner Lumber Company stockholders pertaining to mineral rights claims upon the hereinafter described property located in Berkeley County, South Carolina; and

WHEREAS, said Agreement is recorded simultaneously herewith in the RMC Office for Berkeley County; and

WHEREAS, pursuant to the said Agreement, the undersigned agreed to convey certain "reserve acreage" tracts to the SOUTHERN BANK AND TRUST COMPANY, TRUSTEE, and located upon the property hereinafter described, and also a non-exclusive easement for ingress and egress over and upon the property hereinafter described for ingress and egress to the reserve acreage tracts provided that these said easements shall be permanent in nature with the understanding that the Trustee shall have the authority to consent to a relocation of one or more of the easements from time to time, if necessary, in order for the undersigned to develop other portions of the tract or tracts of land; provided, however, any such change or changes in the location of these easements shall not unduly burden the Trustee's utilization rights of the reserve acreage tracts. Said tracts and easements are more fully shown in Exhibit "A" attached hereto and made a part hereof by this reference.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said RICHARD H. FRIEDBERG, W.A. MONCRIEF and W.A. MONCRIEF, JR., in consideration of the premises and also in consideration of the sum of Five and No/100 (\$5.00) Dollars to them in hand paid at and before the sealing and delivery of these presents by SOUTHERN BANK AND TRUST COMPANY, TRUSTEE (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 SOUTHERN BANK AND TRUST COMPANY, TRUSTEE, its successors and assigns, the tracts and easements set forth in Exhibit "A" attached hereto and made a part hereof by this reference.

SAVING AND EXCEPTING THEREFROM, all the interest of the Grantors, the same being an undivided one-half (1/2) interest, in and to all oil, gas, hydrocarbons, brine, salt, sulphur, sand, clay and gravel, and other minerals of every kind and character, including an undivided fifty (50%) percent interest in and to all geo-thermal deposits, fresh water and fresh water aquifers (where such fresh water aquifer is below seventy-five (75') feet in depth) and underground disposal rights, in, on and under the parcels described in Exhibit "A" attached hereto and made a part hereof by this reference. Grantor acknowledges by the execution of this Deed, and Grantee, by the acceptance of this Deed, acknowledges that the Mineral Deed pertaining to this property, as dated December 20, 1976, and recorded December 20, 1976 in Book A-321, Page 109, has a "%" after the interest of each individual of each grantee as shown on Exhibit "A" to said Mineral Deed, and said "%" should be deleted, and by execution hereof Grantor and Grantee acknowledge the typographical error of adding the "%" mark.

TMS#  
GRANTEE'S ADDRESS: Box 1329, Greenville, SC 29602

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 before mentioned unto the said SOUTHERN BANK AND TRUST COMPANY, TRUSTEE, its successors and assigns forever.

And the grantors do hereby bind the grantors and the grantors' heirs, successors, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and the grantee's heirs, successors and assigns against the grantors and the grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantors' Hands and Seals this 20<sup>th</sup> day of MAY in the year of Our Lord One Thousand Nine Hundred and Eighty-Five.

WITNESSES:

James A. Hughes  
Arline Ziper  
William L. Boyd  
Betty J. Harland  
Edmund Lloyd  
Betty J. Harland

RICHARD H. FRIEDBERG (L.S.)  
W.A. Moncrief (L.S.)  
W.A. Moncrief, Jr. (L.S.)  
W.A. MONCRIEF, JR.

STATE OF New York  
COUNTY OF New York }

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PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named RICHARD H. FRIEDBERG, sign, seal, and as his act and deed deliver the within written Deed; and that s/he, with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this 21<sup>st</sup>  
day of May, 1985.

Anthony J. Tesoriero (SEAL)  
NOTARY PUBLIC FOR the State of New York

My Commission Expires: ANTHONY J. TESORIERO  
Notary Public, State of New York  
No. 43-4700598  
Qualified in Richmond County  
Commission Expires March 30, 1987

STATE OF Texas  
COUNTY OF Tarrant }

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named W.A. MONCRIEF, sign, seal, and as his act and deed deliver the within written Deed; and that s/he, with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this 20th  
day of May, 1985.

Jean Barnhart (SEAL)  
NOTARY PUBLIC FOR the State of Texas

My Commission Expires: 6/30/88

STATE OF Texas  
COUNTY OF Tarrant }

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named W.A. MONCRIEF, JR., sign, seal, and as his act and deed deliver the within written Deed; and that s/he, with the other witness above subscribed, witnessed the execution thereof.

SWORN to before me this 20th  
day of May, 1985.

Jean Barnhart (SEAL)  
NOTARY PUBLIC FOR the State of Texas

My Commission Expires: 6/30/88

RECORDED THIS 9th DAY  
OF Oct, 1985  
ASSESSOR, BERKELEY COUNTY, S. C.

RECORDED  
TIME 4:16 P.M.  
DATE 10-7-85

Russ J. [Signature]  
[Signature]

## DESCRIPTION OF "RESERVE ACREAGE TRACTS"

## "Liberty Hall Tract"

ALL those certain pieces, parcels and tracts of land, together with the improvements thereon, situated in Berkeley County, South Carolina, and shown and designated as "TRACT H 5.000 AC", "TRACT (I) 5.000 AC" and "TRACT J 5.000 AC" on a plat entitled "Plat of Liberty Hall Tract, Berkeley County, S.C., by D.E. Franklin, P.E. & R.L.S.," dated July 31, 1984, and recorded on the 7 day of Oct, 1985, in Plat Cabinet F, File 172, in the RMC Office for Berkeley County.

Together with the non-exclusive right of ingress and egress over the said Liberty Hall Tract and along the 50' rights-of-way shown as "Private Road" in order to gain access to "Tract J" and "Tract I" and shown and designated on the preceding referenced plat. Said right-of-way widens to 75' in front of Tract "J".

Together with an undivided one-half ( $\frac{1}{2}$ ) interest in and to geo-thermal deposits, fresh water and fresh water aquifers (where such fresh water aquifer is below seventy-five (75') feet in depth, and underground disposal rights.

## "St. Stephens Mill Site Tract"

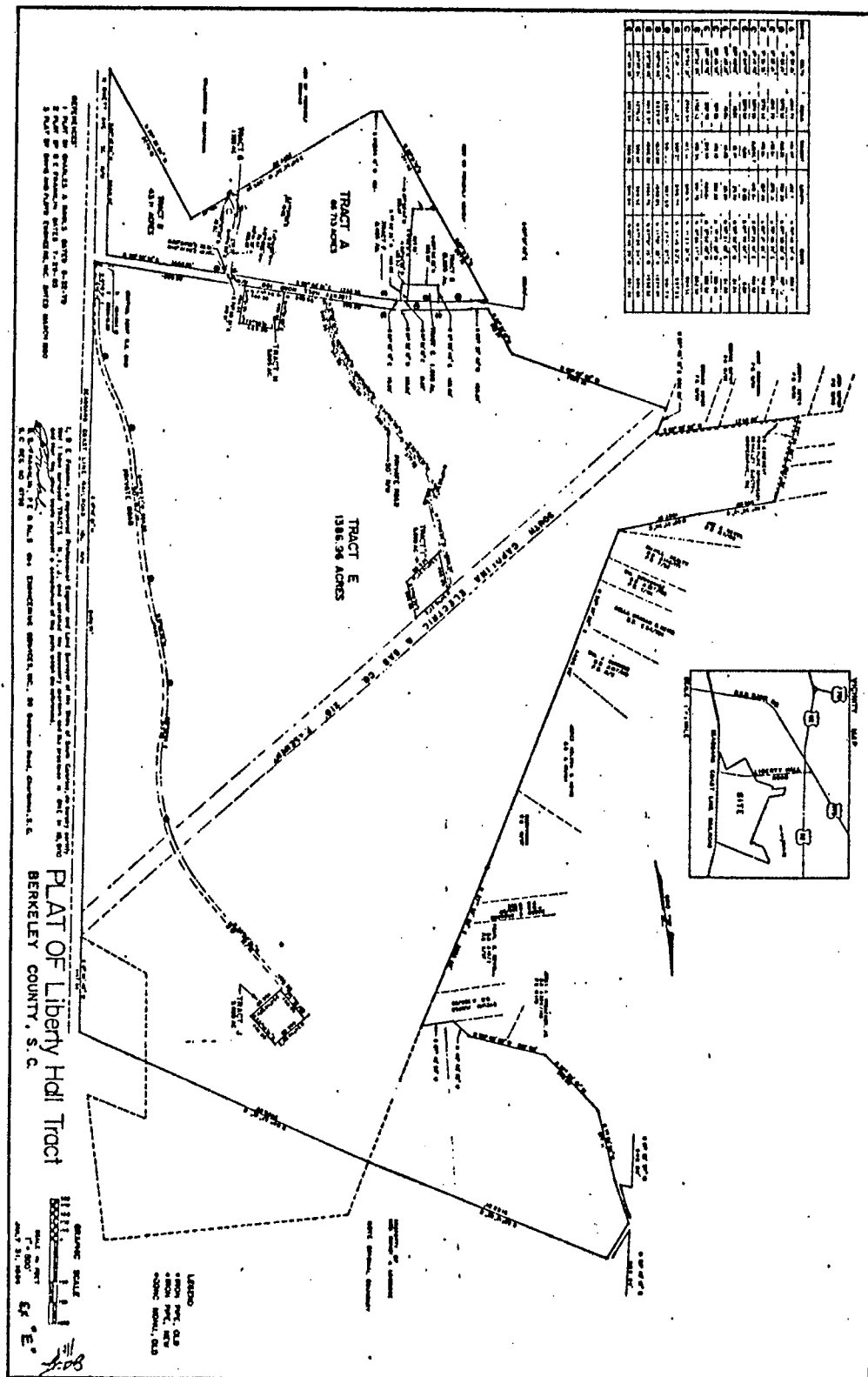
ALL those certain pieces, parcels and tracts of land, together with the improvements thereon, situated in Berkeley County, South Carolina, and shown and designated as "5.00 Acres", on a plat entitled "Plat of 5.00 Acre Tract, Subdivision of Lands of Friedberg, Moncrief and Moncrief, St. Stephens, Berkeley County, South Carolina," by D.E. Franklin, P.E. & R.L.S., dated July 31, 1984, and recorded on the 7 day of Oct, 1985, in Plat Cabinet F, File 173, in the RMC Office for Berkeley County.

Together with the non-exclusive right of ingress and egress over the residual acreage commencing at the end of dedication for Santee Ave. and along the 50' right-of-way shown as "Private Road" in order to gain access to the said "5.00 Acres" and shown and designated on the preceding referenced plat.

Together with an undivided one-half ( $\frac{1}{2}$ ) interest in and to geo-thermal deposits, fresh water and fresh water aquifers (where such fresh water aquifer is below seventy-five (75') feet in depth, and underground disposal rights.

## DERIVATION

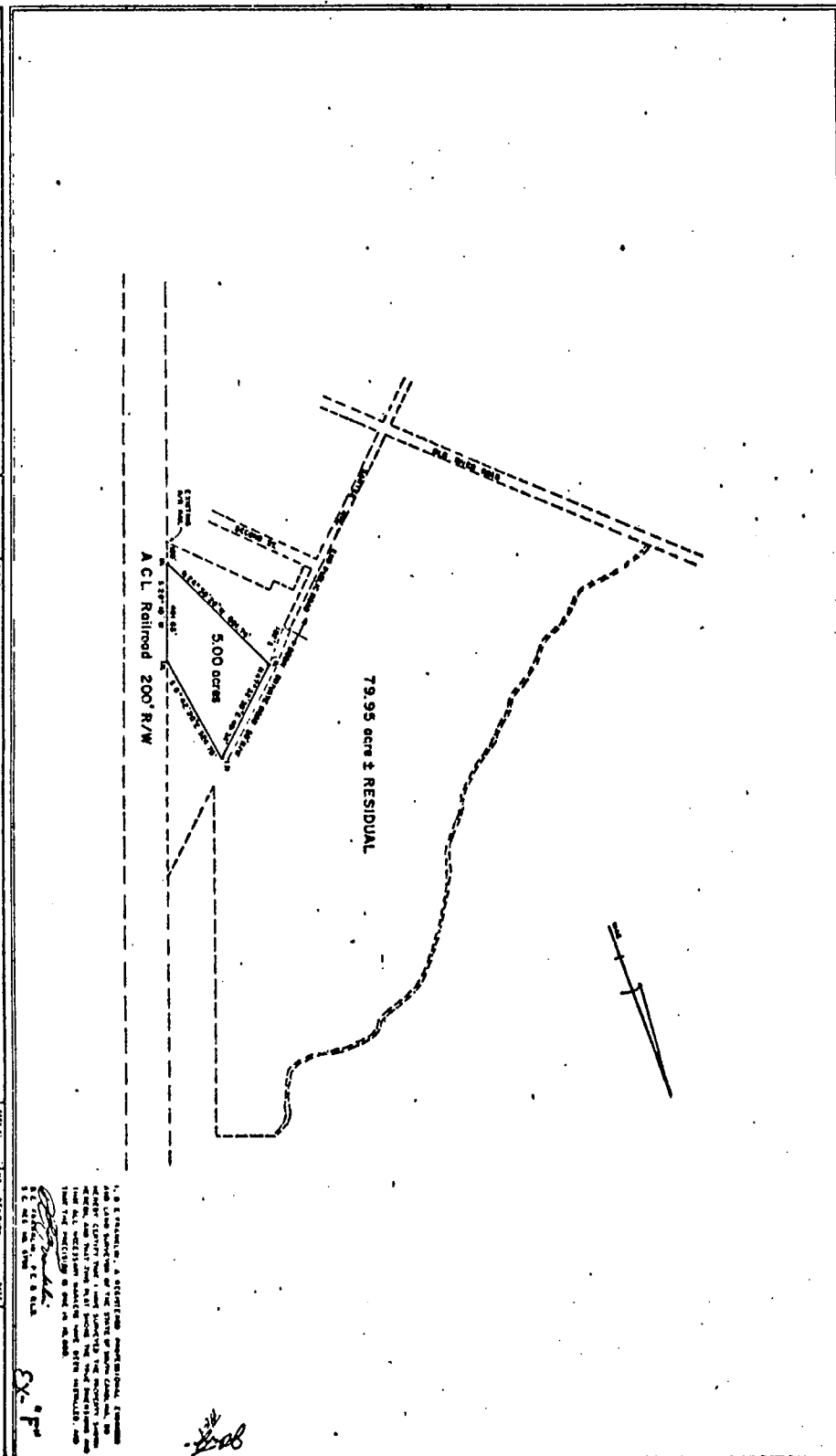
BEING A PORTION of the same property conveyed to Grantors by Deed of Turner Lumber Company, dated December 20, 1976, and recorded the same day in Book A-321, Page 110, in the RMC Office for Berkeley County, and as re-recorded in Book A-390, Page 107.



*Engineering Services, Inc.*  
P.O. BOX 31821 Charleston, S.C. 29407 Ph. 571-3672

Plat of 5.00 acre tract  
SUBDIVISION OF LANDS OF FRIEDBERG, MONCRIEF AND MONCRIEF  
ST. STEPHENS, BERKELEY COUNTY, SOUTH CAROLINA

FILE	DATE	SHEET
8407		1 OF 1
		1"=200'
		7-31-84



By *[Signature]*  
S. F.