

BOOK 267 PAGE 217

05098
COUNTY
026510
STATE OF NORTH CAROLINA
SEP-5'91
Real Estate Excise Tax
999.00
RB. 10734

FILED
BOOK 267 PAGE 217
SEP 5 3 40 PM '91

STATE OF NORTH CAROLINA
EXCISE TAX
Real Estate
Tax Lot No. SEP-5'91
44450
RB. 10734

RECORDING TIME BOOK AND PAGE
ANSCHUTZ COUNTY, N.C.
REGISTER OF DEEDS

Parcel Identifier No. _____
Verified by ANNON County on the _____ day of _____, 19____
by _____

Mail after recording to Timberland Investment Group, Inc., c/o First Wachovia Timberland Division, P.O. Box 4148, M. C. 201, Atlanta, Georgia 30302

This instrument was prepared by Karen I. Herrod.

Brief description for the Index _____

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 4th day of September, 1991, by and between

GRANTOR

GRANTEE

<p>Canal Industries, Inc. P.O. Box 260001 Conway, SC 29526-2601</p>	<p>Timberland Investment Group, Inc. c/o First Wachovia Timberland Division P.O. Box 4148, M. C. 201 Atlanta, GA 30302</p>
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Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

This designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain,

sell and convey unto the Grantee, its successors and assigns, in fee simple, all that certain lot or parcel of land, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF

TOGETHER WITH any and all rights, members, structures, easements, alleys, ways, appurtenances, improvements, shrubbery, trees, plants, fixtures, or privileges located thereon or appertaining thereto (hereinafter referred to as the "Property");

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, or under the Grantor except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (1) Said property is subject to the exceptions set forth in the legal descriptions in Exhibit "A" attached hereto and by reference made a part hereof;
- (2) Said property is subject to matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, of if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written. (USE BLACK INK ONLY.)

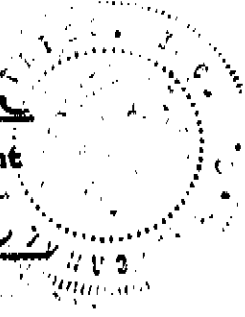
CANAL INDUSTRIES, INC.

WITNESSED:

L. Johnson Owens
Karen Q. Hensel

BY: *E. R. Menchinger*
 E. R. Menchinger
 Its Executive Vice President

BY: *Sharon C. Smith*
 Sharon C. Smith
 Its Secretary

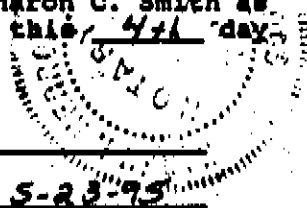


STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGMENT

I, a Notary Public of the County and State aforesaid, certify that Sharon C. Smith personally came before me this day and acknowledged that she is Secretary of Canal Industries, Inc., a South Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by E. R. Menchinger, its Executive Vice President, sealed with its corporate seal and attested by Sharon C. Smith as its Secretary. Witness my hand and official stamp or seal, this 4th day of September, 1991.

Karen Q. Hensel
 Notary Public
 My commission expires: 5-23-95



The foregoing Certificate(s) of Karen I. Herrod, Notary Public of South Carolina

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the preceding page hereof.

Faye L. Ray REGISTER OF DEEDS FOR Anson COUNTY
By _____ Deputy/Assistant - Register of Deeds

Exhibit "A"
Anson County, North Carolina

STEELE-DIGGS (0104-0709/1139)

All that certain tract or parcel of land lying and being in Gullede Township, Anson County, North Carolina, containing and being more particularly described as follows:

Lying and being in Anson County, North Carolina, and beginning at a point in the intersection of the run of Stanfield Branch with the run of the South fork of Jones Creek, said beginning point lying also N. 63 degrees E. 300 feet from the intersection of the run of the said South fork of Jones Creek with the center of N.C. highway No. 52 leading from Wadesboro, North Carolina, to Morven, North Carolina, and running thence up the run of the said South Fork of Jones Creek the following courses and distances: S. 63 degrees W. 300 feet; S. 66 degrees 30 minutes W. 1,290 feet; S. 13 degrees 30 minutes W. 544 feet; S. 22 degrees W. 270 feet; S. 54 degrees 30 minutes W. 428 feet; crossing the old N.C. Highway No. 52; thence S. 65 degrees 30 minutes W. 130 feet; thence N. 88 degrees W. 203 feet; thence S. 22 degrees W. 110 feet to the intersection of the run of Spring Branch; a corner of the V. L. Wall and; thence up the various courses of the said Spring Branches follows: N. 41 degrees W. 396 feet; N. 7 degrees E. 116 feet; N. 20 degrees W. 435 feet; N. 47 degrees 45 minutes W. 247 feet; N. 38 degrees 30 minutes W. 284 feet; N. 59 degrees W. 282 feet; N. 46 degrees W. 144 feet; N. 42 degrees W. 267 feet; N. 38 degrees 30 minutes W. 310 feet; thence N. 54 degrees 30 minutes W. 207.5 feet to an iron stake in the V. L. Wall line; thence N. 34 degrees 30 minutes E. 347 feet; thence N. 2 degrees W. 159.5 feet to a point in the center of the right-of-way of old N.C. Highway No. 52, being a corner of the V. L. Wall, Jr., land; thence with said Wall line N. 60 degrees a 25 minutes E. 480 feet to an iron stake; thence N. 26 degrees 12 minutes W. 480.7 feet to an iron stake; thence S. 71 degrees 41 minutes W. 520 feet to a point in the center of the aforesaid right-of-way of old N.C. Highway No. 52; thence with said center of the said right-of-way N. 29 degrees 45 minutes W. 635.5 feet to a point; a corner of the R.L. Marsh land; thence N. 37 degrees 15 minutes E. 626.5 feet to a rock, white oak pointers; thence N. 37 degrees 50 minutes W. 1182 feet to a rock; thence S. 2 degrees 15 minutes W. 623 feet to a point in the center of the aforesaid old N.C. highway No. 52; thence with said center of said highway N. 14 degrees 15 minutes W. 1107 feet to a point; thence S. 75 degrees 15 minutes W. 811 feet to an iron stake; thence N. 35 degrees W. 286 feet to an iron stake in the S.S. Jones line; thence with said Jones line and the line of the R. E. Capen land N. 1 degree 30 minutes E. 2,110 feet to an iron stake in the run of Graveyard Branch; thence up the run of said branch the following courses and distances: N. 20 degrees 30 minutes W. 154 feet; N. 8 degrees 30 minutes W. 166 feet; N. 25 degrees 30 minutes E. 236 feet; N. 8 degrees 30 minutes E. 154 feet; N. 26 degrees E. 355 feet; S. 88 degrees 30 minutes E. 186 feet; N. 20 degrees E. 120

Exhibit "A" continued
Anson County, North Carolina

feet; N. 21 degrees W. 256 feet; N. 29 degrees 30 minutes W. 200 feet; N. 40 degrees 30 minutes W. 247 feet; N. 31 degrees 30 minutes W. 259 feet; N. 15 degrees 30 minutes W. 225 feet; N. 12 degrees W. 410 feet; N. 1 degree E. 111 feet to the intersection of the North fork of Jones Creek; thence up the run of said North fork of Jones Creek the following courses and distances: N. 58 degrees 30 minutes E. 240 feet, crossing the new N.C. Highway No. 52; N. 89 degrees 30 minutes E. 210 feet; N. 60 degrees E. 130 feet; N. 83 degrees 30 minutes E. 510 feet; N. 66 degrees E. 485 feet; S. 78 degrees E. 390 feet; N. 51 degrees E. 180 feet; S. 82 degrees E. 136 feet; S. 38 degrees E. 396 feet; N. 89 degrees 30 minutes E. 325 feet; N. 77 degrees 30 minutes E. 172 feet; and N. 42 degrees E. 194 feet to an iron stake in the D. E. Gatewood Estate property; thence S. 12 degrees E. 710 feet to an iron stake in the Dunlop line; thence S. 13 degrees 45 minutes W. 3421 feet to an iron stake in the Northern edge of a surfaced road joining new N.C. Highway No. 52 and old N.C. Highway No. 52; thence S. 62 degrees 00 minutes E. 772 feet to a stake in the run of Spring Branch; thence down the various courses of the said Spring Branch as follows: S. 25 degrees 15 minutes W. 74 feet; S. 8 degrees E. 144 feet; S. 23 degrees 30 minutes W. 272 feet; S. 2 degrees E. 221 feet; S. 33 degrees E. 384 feet; S. 83 degrees E. 199 feet; S. 18 degrees E. 2195 feet to an iron stake, rock pointers; thence leaving the run of the aforesaid Spring Branch and Running S. 39 degrees 00 minutes W. 791 feet to an iron stake in the run of Standfield Branch; thence down the various courses of the run of said branch as follows: S. 41 degrees 45 minutes E. 181.5 feet; S. 29 degrees E. 205 feet; S. 55 degrees 30 minutes E. 278 feet; S. 63 degrees E. 349 feet; S. 48 degrees E. 303 feet; S. 85 degrees 30 minutes E. 334 feet; N. 88 degrees E. 429 feet; S. 80 degrees 30 minutes E. 109 feet; S. 74 degrees 30 minutes E. 273 feet crossing the new N.C. Highway No. 52; S. 30 degrees 30 minutes E. 494 feet, S. 43 degrees 30 minutes E. 382 feet; S. 33 degrees 30 minutes E. 392 feet; S. 46 degrees 30 minutes E. 283 feet; S. 13 degrees E. 131 feet; and S. 35 degrees 30 minutes E. 236 feet to the point of beginning, containing 575.0 acres, more or less, according to a survey and plat by C.E. Russum, R.L.S., made in September, 1956.

Exhibit "A" continued
Anson County, North Carolina

There is reserved and excepted out off the conveyance of the above described tract all mines and minerals whatsoever, already or hereafter to be found and discovered, on or under the lands herein described, with the power and authority for American Trust Company, its heirs, successors and assigns, or its agents and employees, to enter upon and leave said land at all times, together with all their transportation and equipment, as may be usual or necessary for them to work, mine, get, prepare, process and take away any and all of said mines and minerals below or on the surface of the premises and to sink, drive, make and use shafts, pits, air and water courses and other approaches and entrances and exits in connection therewith and to set up, construct and maintain all necessary roads, tunnels, drains, water pipes and other pipes, machinery and equipment to work said mines and carry away said minerals and to use the said land to deposit and store said minerals and to do everything convenient and necessary in and about the working and delivering of said mining operation; provided, however, that there is to be no strip mining conducted on said lands and that use of the surface of the said lands for such mining purposes shall not exceed ten (10) acres.

Said property is subject to easements and rights-of-way as shown on plat of Property of Continental Timberlands Corp. prepared by C. W. Russum, R.L.S., dated September 1956.

Said property is subject to two easements to Pee Dee Electric Membership Corp. dated April 22, 1981 and July 6, 1981.

Said property is subject to easement to Anson Mutual Electric Corporation recorded in Book 88, page 143, Anson County Registry, North Carolina.

Being a portion of the property (Tract 1) conveyed to Canal Industries, Inc. by deed of Canal Development Corporation dated December 15, 1982 and recorded in Deed Book 205, Page 218, Anson County Records.

STEELE-FLOWERS, (0104-0710/1140)

All that certain tract or parcel of land lying and being in Gullledge Township, Anson County, North Carolina, containing and being more particularly described as follows:

Lying and Being about six (6) miles South of the Town of Wadesboro in Gullledge Township, Anson County, North Carolina and being more particularly described as follows, to wit:

Exhibit "A" continued
Anson County, North Carolina

Beginning at a concrete monument in the line of a tract of land owned by the North Carolina State Highway and Public Works Commission and running thence N. 75 30 minutes E. 3,558 feet to an iron stake in the D. E. Wall line; thence with the D. E. Wall and Fletcher Bennett lines, S. 10 degrees 15 minutes W. 3,664 feet to an iron stake; thence S. 44 degrees 30 minutes W. 301 feet to an iron stake; thence S. 73 degrees 30 minutes W. 2,207 feet to an iron stake; thence N. 7 degrees 30 minutes W. 2,323 feet to an iron stake; thence N. 8 degrees 15 minutes W. 1,290 feet to the point of beginning, containing 241.7 acres, more or less, as shown on a plat prepared by W. E. Russum, R.L.S., in September, 1956.

There is reserved and excepted out of the conveyance of the above described tract all mines and minerals whatsoever, already or hereafter to be found and discovered, on or under the lands herein described, with the power and authority for American Trust Company, its heirs, successors and assigns, or its agents and employees, to enter upon and leave said land at all times, together with all their transportation and equipment, as may be usual or necessary for them to work, mine, get, prepare, process and take away any and all of said mines and minerals below and the surface of the premises and to sink, drive, make and use shafts, pits, air and water courses and other approaches and entrances and exits in connection therewith and to set construct and maintain all necessary roads, tunnels, drains, water pipes and other pipes, machinery and equipment to work said mines and carry away said minerals and to use said to deposit and store said minerals and to do everything convenient and necessary in and about the working and delivering of said mining operation; provided, however, that there is to be no strip mining conducted on said lands and that use of the surface of the said lands for such mining purposes shall not exceed ten (10) acres.

Being a portion of the property (Tract 2) conveyed to Canal Industries, Inc. by deed of Canal Development Corporation dated December 15, 1982 and recorded in Deed Book 205, Page 218, Anson County Records.