

TITLE TO REAL ESTATE

3780 PROTECTIVE-ARMED CO.-GREENVILLE

STATE OF SOUTH CAROLINA.  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, that J. E. Groce, E. O. Groce, L. A. Groce, J. C. Groce, Vera G. Cantrell, Ella G. Hammond, Ruth G. Verner, Nolan Groce, Carolyn Groce, and Homer Groce, being the legatees and devisees of A. B. Groce, deceased.

in consideration of the sum of \$100.00 in hand paid by DUKE POWER COMPANY, a corporation organized under the laws of the State of New Jersey, the receipt whereof is hereby acknowledged, do hereby grant and convey unto said Duke Power Company, its successors and assigns, a right of way sixty-eight (68) feet in width in, upon, and across that tract of land belonging to us (me), situate in the above County and State, bounded by lands of G. A. Copeland and J. E. Bishop

for the purpose of constructing, operating and maintaining a line of towers, poles, or other structures, (which may be changed from one to the other from time to time, and which may be of wood, steel, concrete, or other material, at the option of the grantee), together with such wires, conductors, telephone wires, and other apparatus and appliances as, in the opinion of the grantee, may be advisable or desirable for or in connection with the transmitting and distributing of electric power; the grantee, its successors and assigns, is also granted the right at all times to enter upon said tract of land for the purpose of constructing and making necessary or desirable repairs, alterations, substitutions or additions to, and inspections of the structures and other property to be placed upon said right of way by the grantee; the grantee, its successors and assigns, is also granted the right to keep said right of way clear of all trees, structures and other objects except those placed thereon by the grantee, together with the further right to cut away and keep clear any trees outside of said 68-foot strip that might in any way endanger the proper maintenance and operation of the structures and other property placed upon said right of way by the grantee. It is understood and agreed that the failure or neglect of the grantee, its successors or assigns, at any time to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right at any time thereafter to exercise any or all of such rights and privileges.

IT IS AGREED that the owner of said tract of land may use, or permit said right of way to be used for growing such crops and maintaining such fences thereon as may not in any manner interfere or conflict with the use of said right of way and rights by the grantee for the purposes hereinabove mentioned.

TO HAVE AND TO HOLD the aforesaid right of way, rights, privileges and easements unto the said Duke Power Company, its successors and assigns, to its and their only use and behoof forever.

IN TESTIMONY WHEREOF, the said J. E. Groce, E. O. Groce, L. A. Groce, J. C. Groce, Vera G. Cantrell, Ella G. Hammond, Ruth G. Verner, Nolan Groce, Carolyn Groce and Homer Groce do hereunto set their hands and seals this the 16th day of December, A. D. 1939.

Signed, sealed and delivered in the Presence of:

J. C. McCarter  
Lillian B. Parker

J. E. Groce (SEAL)  
E. O. Groce (SEAL)  
L. A. Groce (SEAL)  
J. C. Groce (SEAL)  
Vera G. Cantrell (SEAL)  
Mrs. Ella G. Hammond (SEAL)  
Ruth G. Verner (SEAL)  
Nolan Groce (SEAL)  
Carolyn Groce (SEAL)  
Homer Groce (SEAL)

The State of South Carolina,  
Spartanburg County.

Personally appeared before me J. C. McCarter and made oath that he saw the within named J. E. Groce, E. O. Groce, L. A. Groce, J. C. Groce, Vera G. Cantrell, Ella G. Hammond, Ruth G. Verner, Nolan Groce, Carolyn Groce, and Homer Groce sign, seal and as their act and deed deliver the within written Deed; and that he with Lillian B. Parker witnessed the execution thereof.

Sworn to before me, this 19th day of December, A. D. 1939.

Jno. H. Caldwell

J. C. McCarter.

Notary Public.



No Stamps.

Recorded January 10, 1940 at 9 A. M. #422 BY: E. G.