

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, Mrs. India E. Pepper and Miss Louise Earle, grantors, in consideration of One (\$50.00) Dollar in hand paid by Duke Power Company, a corporation organized under the laws of the State of New Jersey, receipt whereof is hereby acknowledged, and of the quitclaim by Duke Power Company hereinafter set out, do hereby grant and convey unto Duke Power Company, its successors and assigns, a right of way and easement over and upon that tract of land owned by us situated in the above State and County, bounded on the South by Viewpoint Drive and lands of Duke Power Company, and on the Northeast by lands of Monaghan Mills, the land upon which said right of way and easement is granted being particularly described as follows, to-wit:

Beginning at an iron pipe in Viewpoint Drive, the Southwest corner of the lands of the grantors, and running thence N. 45 - 36 E., 252 feet to an iron pipe, thence N. 46 - 05 E., 448.5 feet to an iron pin and to the property of the Monaghan Mills; thence with the Monaghan Mills property S. 25-35 E., 135 feet; thence S. 45 - 54 W., 627.4 feet to Viewpoint Drive and to the property of Duke Power Company; thence N. 57 - 23 W. 131.5 feet with Viewpoint Drive and with the property of Duke Power Company to the point of Beginning, all as is shown on print dated January 1, 1940, being File No. A-26 W hereto attached and made a part hereof; with the right, privilege and easement to enter upon and occupy the whole or any part of said right of way, and to construct, maintain and operate upon, along and within the limits of same, poles, towers, wires, lines and other structures, apparatus and appliances of any nature or character whatsoever, for the purpose of transmitting and distributing electric power, and for any purpose connected therewith, and also for telephone purposes; and to make such alterations, changes, renewals, substitutions and additions to or in connection with said lines, wires, towers, poles, structures, apparatus and appliances, as the Power Company, its successors or assigns, may at any time or from time to time deem desirable or advisable; with the right, privilege and easement to keep or to require said right of way as above described, to be kept free and clear of any and all structures, trees and other objects of any nature or description except those placed thereon by said Power Company, its successors or assigns; with the further right to cut away and keep clear of said lines and structures any tree located upon property now owned by the grantors outside of said right of way, which if it should fall or be blown down might strike any of said lines, structures, or other property; with the further right of ingress to and egress from the above mentioned and described strip of land, over, upon and across the lands of the grantors above referred to, for the purpose of exercising any or all of the rights and privileges hereby granted; provided that the failure or neglect of the Power Company, its successors or assigns, to keep or require said right of way to be kept clear as aforesaid, or to exercise any of the rights herein granted, shall not be construed as a waiver or abandonment of the right thereafter and at any time to remove or require the removal of any structure or object which may have been placed or allowed to remain on said right of way, or to exercise any of the rights and privileges hereby granted.

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 interfere with the use of said right of way by the Power Company for the purposes hereinabove mentioned, or conflict with its right at all times to maintain and operate said right of way and the apparatus and structures placed thereon.

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.

And the said grantors, for themselves, their heirs and assigns, covenant with said Duke Power Company, its successors and assigns, that they have right to convey said right of way, rights, privileges and easements as aforesaid, and that the same are free and clear of all liens and encumbrances, and that they will forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

This right of way is granted for the purpose of taking the place of the right of way now owned by Duke Power Company over the property of the grantors lying North of Viewpoint Drive and East of the right of way hereinabove granted, and which right of way is indicated by red lines on the attached print as "Belton Pole Line 44-KV, to be abandoned" and "Belton Tower Line 100-KV to be abandoned", it being understood that Duke Power Company will remove its transmission lines from the right of way to be abandoned within a reasonable time from the date hereof, and that upon such removal the Power Company shall have no further right of way over and upon the property of the grantors lying North of Viewpoint Drive and East of the right of way hereinabove first described, and indicated by red lines on the attached print.

In witness whereof, the said grantors have hereunto set their hands and seals this the 20th day of January, 1940.

Signed, sealed and delivered  
in the presence of:

Mary Seyle.  
H. K. Townes.

India E. Pepper (SEAL)

Louise Earle (SEAL)