

Grantor reserves all other rights to said strip of land not inconsistent with the rights and prohibitions herein contained and Grantor, for the consideration aforesaid, agrees for Grantor and Grantor's heirs, executors, administrators, successors and assigns, that they will not: (1) construct streets, roads, water lines or sewer lines across said strip at an angle of less than sixty (60) degrees between the center line of said streets, roads, water lines or sewer lines and the center line of the right of way; nor closer than 20 feet to any structures placed upon the right of way by Grantee, nor shall the outside limit of any cut or fill be closer to said structures than 20 feet; (2) maintain fences that are not safely removed from structures to be placed on said strip; (3) dig wells on said strip; (4) place septic tanks, septic tank fields, or any other underground construction on said property; (5) use said right of way for burial grounds; (6) interfere with or endanger the construction, operation, or maintenance of the Grantee's facilities.

All trees which Grantee cuts shall remain the property of Grantor.

Grantee shall repair any damage it shall do to Grantor's private lanes and roads, and shall reimburse Grantor for any actual loss or damage which shall be caused by the exercise of said ingress or egress, or by any wrongful or negligent act or omission of Grantee.

The failure of Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of them.

TO HAVE AND TO HOLD said tract(s) or parcel(s) of land together with all privileges and appurtenances thereunto belonging for the use and purposes aforesaid, unto Grantee, its successors and assigns forever.

And Grantor, for the Grantor and for the Grantor's heirs, executors, administrators, successors and assigns, covenants to and with Grantee, its successors and assigns, that Grantor is lawfully seized of the above described land in fee and has the right to convey the said rights and easements; that the same is free and clear from any and all incumbrances and will forever warrant and defend the title to the said rights and easements against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

Signed, Sealed and Delivered in the presence of:

*J. H. P. Hilpot* (SEAL)

*J. B. Mc Clung* (SEAL)

*M. A. Balen* (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF *Granville*

PERSONALLY appeared before me *J. B. Mc Clung* and made oath he saw the within named *J. H. P. Hilpot*

sign, seal, and as *his* act and deed deliver the within written instrument, and that *he* with *M. A. Balen* witnessed the execution thereof.

SWORN to before me this *28<sup>th</sup>* day of *May*, A.D., 19*65*

*Frank P. McDowan, Jr.* Notary Public

*J. B. Mc Clung*

Recorded May 28th, 1965 at 2:59 P.M. #33349