

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned, unto the said Grantee and Grantee's heirs and assigns forever, except that this conveyance is made subject to all such valid and enforceable easements, conditions, reservations and restrictions as may appear of record and the lein of ad valorem taxes for the current year, which the Grantee hereby assumes and agrees to pay, and except that this conveyance is made subject to that certain mortgage to Fidelity Federal Savings and Loan Association, dated October 19, 1973, and recorded in Book 1293 at page 521 in the R. M. C. Office for Greenville County in the original amount of \$33,750.00, the unpaid balance of which the Grantee assumes and agrees to pay as a part of the consideration for this conveyance.

The Grantor covenants to warrant specially the title to said premises against the lawful claims of all persons claiming by, through or under it, and the Grantor does hereby bind the Grantor and the Grantor's successors to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, DUKE POWER COMPANY has caused this instrument to be executed by its duly authorized officials, this the 21st day of August in the year of our Lord 1975 and in the year of the Independence of the United States of America.

ATTEST:

DUKE POWER COMPANY

Jonathan B. Strange
Assistant Secretary

By *[Signature]*
President

Signed, Sealed and Delivered in the Presence of:

[Signature]
[Signature]

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