

## TITLE TO REAL ESTATE

17230 FLORENCE-MAGARAHAN CO.-GREENVILLE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

For True Consideration See Affidavit  
 Book 4, Page 24.

KNOW ALL MEN BY THESE PRESENTS, That Florence Mills ( formerly American Spinning Company), a corporation duly organized and incorporated under and by virtue of the laws of the State of North Carolina, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations accruing to it, in hand paid by the Duke Power Company, the receipt whereof is hereby acknowledged, does hereby grant unto the said Duke Power Company, its successors and assigns, the right, privilege and easement to go in and upon that certain tract of lot of land situated in said County and State, near the City of Greenville, and lying on both sides of the Old Buncombe Road and both sides of Morris Street, and to construct and maintain upon and through said premises, in a proper manner, a line of poles on both sides of said Morris Street, from the point it intersects the said Old Buncombe Road in a Northerly direction to the point said Morris Street intersects said Hammett Street, near the office of said Florence Mills; thence continuing with Morris Street in a Northwesterly direction to the point it intersects the Old Buncombe Road; and also along both sides of the Old Buncombe Road, from the intersection of Douglas Avenue, in a Northerly direction, the entire distance of the grantor's premises; and to construct, maintain and operate necessary wires, spans, trolleys, brackets, guy wires and other equipment, for the operation of trackless trolley coaches, and with permission to use grantor's street ( Morris) herein designated, for the operation of said trackless trolley coaches; PROVIDED, no poles, wires and/or other obstruction be constructed and maintained in such a way as to interfere with grantor's use and enjoyment of its houses, buildings and power lines.

The grantor further grants the right, privilege and easement to grantee, its successors and assigns, to use grantor's poles where convenient, and to attach necessary wires, guys, brackets and other equipment thereto, proper clearance between the wires of the grantor and the wires and equipment of the grantee to be maintained; and with the consent of the proper officers of the grantor to move at grantee's expense, poles of the grantor, so as to make them more accessible to and for the uses aforesaid of the grantee, its successors and assigns; PROVIDED, in the event grantor's poles are pulled over or broken off as a result of the grantee's wires being attached thereto, the grantee, its successors and assigns will at its own expense replace said pole or poles, or otherwise remedy the trouble.

As a part consideration hereof, the grantor reserves the right to use at all times any pole or poles erected by the grantee, its successors and assigns, for the purpose of constructing and operating the grantor's power lines, wires and equipment of the grantor; in such case, however, the grantor will save harmless the grantee from any damage or liability which may arise from said use.

The grantee, its successors and assigns, by the acceptance of the rights, privilege and easement herein, agrees to indemnify and save harmless the grantor from all damage and liability accruing and/or to accrue to the grantor and arising and/or growing out of the negligent construction, maintenance and operation by the grantee, its agents and employees, or aforesaid poles, wires and equipment.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Allen F. Johnson, President and Lola D. Johnson, Secretary, on this the 31st. day of January, in the year of our Lord one thousand nine hundred and forty, and in the one hundred and sixty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
 in the Presence of:

-J. C. Magarahan  
 Helen H. Ross

FLORENCE MILLS  
 By- Allen F. Johnson  
 President  
 And-  
 Lola D. Johnson  
 Secretary

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PERSONALLY appeared before me J. C. Magarahan, and made oath that he saw Allen F. Johnson, as President, and Lola D. Johnson, as Secretary of Florence Mills, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with                      witnessed the execution thereof.

Sworn to before me this the  
 31st. day of January, 1940.

J. C. Magarahan

R. M. Dacus (L. S. )  
 Notary Public for S. C.

Recorded April 9th. 1940 at 1:00 P. M.

By- J. H.-