

FILED
GREENVILLE CO. S. C.

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File No. 4214

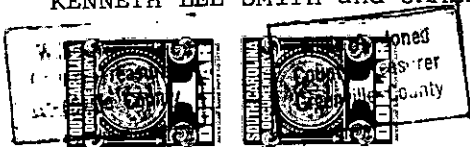
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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS that DUKE POWER COMPANY, a corporation organized under the laws of the State of North Carolina, hereinafter called "Grantor", in consideration of the sum of Nine Hundred (\$900.00) Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

KENNETH LEE SMITH and JAMES REYNOLD SMITH



Greenville County
Stamps
Paid \$ 1.10
Act No. 380 Sec. 1

hereinafter called "Grantee" (whether one or more), all that certain tract of land more particularly described as follows:

BEGINNING at the northeasterly corner of Lot No. 29, as shown on map recorded in Plat Book No. 665, at page 183, Greenville County Registry, and runs thence with the northerly line of said lot N 87-04 W 315.0 ft. to a point in the easterly line of a 5-foot strip of land owned by James M. Graham; thence with the easterly line of said property N 4-57 E 555.0 ft. to a point in the center line of Frowhawk Creek; thence with the center line of said creek in a southerly direction to the southeasterly line of Lot 30, as shown on the above referred to plat; thence with said lot line S 31-49 W 50.0 ft. to the BEGINNING, as shown on print dated October 14, 1963, marked File No. 24-107, copy of which is attached hereto and made a part hereof, and BEING the same property conveyed to Grantor by deed of Ben T. Green, Jr., dated October 23, 1963, and recorded in Book of Deeds 734 at page 311 of the Greenville County Registry.

The Grantor reserves from this conveyance the right to erect, construct, reconstruct, replace, maintain and use towers, poles, wires, lines, cables and all necessary and proper foundations, footings, crossarms and other appliances and fixtures for the purpose of transmitting electric power and the Grantor's communication purposes, together with a right of way, on, along and in all of a strip of land 150 feet wide extending 75 feet on the northerly side and 75 feet on the southerly side of a survey line which has been marked on the ground and runs from a point in the westerly line of the land conveyed in fee above, said point being N 4-57 E 188.7 ft. from the southwesterly corner of said tract of land, and runs thence S 83-45 E 229.8 ft. to a point in the center line of Frowhawk Creek, as shown on the attached map.

The Grantor further reserves (1) the right at any time to clear said strip and keep said strip clear of any or all structures, trees, fire hazards, or other objects of any nature; (2) the right at any time to make relocations, changes, renewals, substitutions and additions on or to said structures within said strip; (3) the right from time to time to trim, fell and clear away any trees on the property conveyed by this deed outside of said strip which now or hereafter may be a hazard to said towers, poles, wires, cables or other apparatus or appliances by reason of the danger of falling

-286-618-2-50

Duke Grantor