

The Grantor, Duke Power Company, reserves from this conveyance the following rights, privileges and easements, to wit: 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 for the Grantor's communication purposes, together with the right of way on, along and in all of the hereinafter described tract of land lying and being in Greenville County, South Carolina, and more particularly described as follows:

Being a strip of land along the southeasterly boundary of the tract herein conveyed, lying within the 75' right of way strip as shown on the print attached hereto.

The Grantor further reserves from this conveyance the following rights and easements: (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 of the Grantee 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 thereon; (4) the right of ingress to and egress from said strip over and across the other lands of the Grantee by means of existing roads and lanes thereon, adjacent thereto, or crossing said strip; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to the Grantee; provided that such right of ingress and egress shall not extend to any portion of said lands which is separated from said strip by any public road or highway now crossing or hereafter crossing said lands.

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