

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

grantor(s)

KNOW ALL MEN BY THESE PRESENTS, That J. M. Fortner/ in consideration of \$25.00, paid by Duke Power Company, a New Jersey corporation, receipt whereof is acknowledged, do grant and convey unto said Duke Power Company, its successors and assigns, a right of way in and over my (our) tract of land situate in the above State and County, bounded by the lands of Mrs. Rosa K. Ashmore, C. & G. R. R. and Anderson St., the land upon which said right of way is located, and the rights granted, being particularly described as follows:

Being that portion of my (our) said land lying within a strip of land 40 feet wide, extending 20 feet on each side of the center line as same has been marked out on the ground, and being shown on print recorded in the Public Registry of --- County, South Carolina, in Book --- at page ; with the right to enter and occupy the whole, or any part of said strip of land, and to construct, maintain and operate within the limits of same, wires, poles, towers, lines, apparatus, appliances and structures of any nature for the purpose of transmitting electric power, and for telephone purposes; and to make such relocations, changes, renewals, substitutions and additions of or to same as said Power Company, its successors or assigns, may from time to time deem desirable; with the right to keep said strip of land free and clear of any or all structures, trees and other objects of any nature except those placed in or upon same by the Power Company, its successors or assigns; with the right at all times to cut away all trees located upon said land outside of said strip, which if they should fall or be blown or cut down might strike any of said wires, poles, towers, lines, apparatus, appliances, or structures; with the right of ingress to and egress from said strip of land across the land above referred to, for the purpose of exercising the rights and easements hereby granted; provided that the failure of the Power Company, its successors or assigns, 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 such rights.

IT IS AGREED that the grantor(s) may use said strip of land for growing such crops and maintaining such fences as may not interfere with the use of said right of way by the Power Company for the purposes hereinabove mentioned.

TO HAVE AND TO HOLD the aforesaid right of way and easements unto the said Duke Power Company, its successors and assigns, to its and their only use and behoof forever. And the said grantor(s) for himself, his heirs and assigns, covenant with Duke Power Company, its successors and assigns, that he has right to convey said right of way and easements as aforesaid, and that same are free and clear of all liens and encumbrances, and that he will forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor(s) has hereunto set his hand and seal this 27 day of March, 1947.

Signed, Sealed and Delivered  
 in the presence of:  
 C. M. Turbyfill

Mollie Ray Fortner

J. M. Fortner (SEAL)

STATE OF NORTH CAROLINA )  
 COUNTY OF MECKLENBURG )

PERSONALLY appeared before me C. M. Turbyfill and made oath that he saw the within named J. M. Fortner sign, seal, and as his act and deed deliver the within written instrument; and that he with Mollie Ray Fortner witnessed the execution thereof.

SWORN to before me this 31st  
 day of March, A.D., 1947.

Jas. S. Seace

Notary Public  
 Notary Public, Mecklenburg County, N. C.  
 My Commission Expires June 18, 1947.

C. M. Turbyfill



" NO STAMPS "

Recorded April 12th, 1947 at 10:00 A.M.

By: M.R.