

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That J. P. Stevens & Co., Inc., a corporation organized under the laws of the State of Delaware (grantor), in consideration of the sum of \$1.00 in hand paid by Duke Power Company, a corporation organized under the laws of the State of New Jersey, the receipt whereof is hereby acknowledged, and of the agreements on the part of Duke Power Company as hereinafter set out on its part to be performed, hereby grants and conveys unto Duke Power Company, its successors and assigns, a right of way 40 feet in width upon and across that tract of land belonging to the grantor, situate in the above County and State in or near the City of Greenville, adjoining U. S. Highway #29 and property of Mills Mill, Incorporated, and being known as the Dunean Plat of the grantor, for the purpose of constructing, operating and maintaining a line of such poles, wires, conductors, telephone wires and other apparatus and appliances as in the opinion of the grantee may be advisable or desirable in connection with transmitting and distributing electric power; the grantee, its successors and assigns, is also granted the right at all times to enter upon said tract of land for the purpose of constructing and making necessary or desirable repairs, alterations, substitutions or additions to, and inspections of the electric line and property to be placed upon said right of way by the grantee. The grantee, its successors and assigns, is also granted the right to keep said right of way clear of all trees, structures and other objects except those placed thereon by the grantee, together with the further right to cut away and keep clear any trees outside of said 40-foot strip that might in any way endanger the proper maintenance and operation of the line.

It is understood and agreed that the failure or neglect of the grantee, its successors or assigns, at any time to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter to exercise any or all of such rights and privileges.

The center line of said right of way shall extend from Station 55 plus 70.7 in a southeasterly direction to Lake Circle Street and from Station 71 plus 20.0 in a northerly direction to Beacon Street, the outside boundary line of the property of the grantor, as is shown by red line on print dated February 22, 1947, hereto attached and made a part hereof.

By accepting this conveyance Duke Power Company agrees that it will remove its present line shown on the attached print by green line and thereon indicated as "Present line to be removed", and will abandon its right of way for same.

IN WITNESS WHEREOF, the said J. P. Stevens & Co., Inc., has caused this instrument to be executed by its duly authorized officials, this the 21st day of March, 1947.

J. P. Stevens & Co., Inc.

ATTEST:

Ernest Folger, Jr.
Asst. Secretary

By: R. E. Henry
Vice President

Signed, Sealed and Delivered

in the presence of:

(SEAL)

Mary Shockley

Alice Neighbors