

FEB 18 3 16 PM 1952

Line No. Greenville 117

R/W No. 75-27

RIGHT-OF-WAY AGREEMENT

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

R.M.C.

Know all men by these presents that for and in consideration of the sum of \$62.00 (Sixty & 00/100), paid to Mary B. Cox, Lucy C. Watson, Stanley J. Cox, (hereinafter designated grantor), the receipt of which is hereby acknowledged, the grantor hereby bargains, sells and conveys unto Piedmont Natural Gas Company, Incorporated, a New York corporation (hereinafter designated grantee), and its successors and assignees, a right-of-way and easement for the purposes of laying, constructing, maintaining, operating, repairing, altering, replacing and removing pipe lines (with valves, regulators, meters, fittings, appliances, tie-overs, and appurtenant facilities) for the transportation of gas, oil, petroleum products, or any other liquids, gases, or substances which can be transported through a pipe line, the Grantee to have the right to select the route (the laying of the first pipe line to constitute the selection of the route by the Grantee), under, upon, over, through and across the lands of Grantor, or in which the Grantor has an interest situate in Grove Township, Greenville County, South Carolina, conveyed by the deeds recorded in Book 223 page 327, Book        page       , Book        page       , etc., in the office of the Registrar of Mesne Conveyances of Greenville County, (or devised by the will recorded in wills Book        page        in the office of the Probate Court of Greenville County), and described as follows:

To Grove Township, Greenville County, State of South Carolina, about 1/2 mile South of the City of Greenville, and about 1 mile East of the Augusta Road, and having the following metes and bounds, to-wit:

BEGINNING At a point in road leading from Reedy Fork Church to Moonville at corner of a small tract of land this day conveyed by me to Ethel C. Harling and running thence along said road, N. 77 W. 21.22 chs. to iron pin at corner of lands of J. M. Blakely Estate; thence with his line, S. 5 3/4 W. 15.80 chs. to a stone; thence N. 84 1/2 E. 11.76 chs. to stone; thence S. 6 1/4 W. 12.45 chs. to a stone; thence N. 83 1/4 E. 6.86 chs. to a stone on Robert T. Cox's land; thence along his line, N. 31-30 E. 15.57 chs. to an iron pin, corner of the said Ethel C. Harling land; thence with her line, N. 32-45 W. 5.37 chs. to a stake; thence N. 14-50 E. 4.55 chs. to the beginning corner and containing 40.50 acres, more or less, and being part of the same land conveyed to me by deed of T. M. Cox dated July 22, 1939, and recorded in the Office of the R. M. C. for Greenville County in Vol. 220, page 321.

The only condition to this deed is that I shall retain possession and control of the property herein conveyed as long as I shall live and at the time of my decease, then the grantees shall have full possession and fee simple title.

We the undersigned hereby designate and appoint, Mary B. Cox, to receive and distribute all sums due under the terms of this instrument.

There is included in this grant the right from time to time to lay, construct, maintain, operate, alter, repair, remove, change the size of, and replace at any time or from time to time one or more additional lines of pipe and appurtenances thereto including without limitation corrosion control equipment; provided, however, that for each additional line laid after the first line is laid the grantee shall pay the grantor or his heirs or assignees \$1.00 per lineal rod of additional pipe line laid under, upon, over or thru the aforescribed land, or such proportionate part thereof as the grantor's interest in said land bears to the entire ownership thereof.

The grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including without limitation the free and full right of ingress and egress over and across said lands and other lands of the grantor to and from the area specifically covered by this grant of easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the construction, operation, maintenance and repair of said pipe lines; and the grantee shall have the right to assign this grant in whole or in part.

To have and to hold said right-of-way and easement unto said grantee, its successors and assignees, until such first pipe line be constructed and so long thereafter as a pipe line is maintained upon said land, and the undersigned hereby bind themselves, their heirs, executors, administrators, successors and assignees to warrant and forever defend all and singular said premises unto the grantee, its successors and assignees, against the claims of all persons whomsoever.