

All trees which Grantee is authorized to cut by this agreement shall be the property of Duke Power Company.

Grantee will repair any actual damage it shall do to Grantor's private lanes, roads, or crops and will reimburse Grantor for any actual damage which is caused by the exercise of the right of ingress or egress.

Grantor reserves all other rights to said land not inconsistent with the rights and easements above set out, except that Grantor agrees that (1) if streets, roads, water lines or sewer lines are constructed across said land, they shall be at an angle of more than forty-five degrees between the center line of said streets, roads, water lines or sewer lines and the transmission line or lines to be constructed upon said land, and shall be more than 20 feet from any structures placed upon said land by Grantee, and the outside limit of any cut or fill shall be more than 20 feet from said structures; (2) any fences upon said land shall be safely removed from structures of the Grantee; (3) no wells shall be dug on said land; (4) no septic tanks, absorption pits, or underground storage tanks shall be placed on said land; (5) said land shall not be used for burial grounds; (6) Grantee's facilities shall in no way be interfered with or endangered by the Grantor or Grantor's successors or assigns.

The failure of Grantee 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 them.

TO HAVE AND TO HOLD said rights and easements for the use and purposes aforesaid, unto Grantee, its successors and assigns forever.

And Grantor, for the Grantor and for the Grantor's heirs, executors, administrators, successors and assigns, covenants to and with Grantee, its successors and assigns, that Grantor is lawfully seized of the above described land in fee and has the right to convey the said rights and easements; that the same is free and clear from any and all incumbrances and will forever warrant and defend the title to the said rights and easements against the lawful claims of all persons whomsoever. Anything contained*

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

Signed, Sealed and Delivered in the presence of: _____(SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

Signed, Sealed and Delivered in the presence of:
W. H. ...
H. W. ...

GREENVILLE COUNTRY CLUB
By: *Sam H. Hunt*
Vice President
Attest: *Robert ...*
Assistant Secretary

*herein to the contrary notwithstanding, it is hereby expressly understood and agreed that there is excluded from the warranty of the grantor herein a "right of reverter" in favor of Grace F. Earle, Individually and as Executrix and Trustee under the Will of Frank H. Earle, deceased, her respective heirs, successors in office and assigns, and all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way of record, in any, affecting the premises hereinabove described.

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