

Line No. Greenville
R/W No. 31.1

RIGHT OF WAY AGREEMENT

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Know all men by these presents that for and in consideration of the sum of Fifty-eight & 00/100 (\$58.00), paid to J. A. Blakely & Ansel Blakely

(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 259 page 149, 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 _____ County), and described as follows:

All that certain tract of land situate in Grove Township, in the County and State aforesaid, on waters of Reedy Fork Creek containing 39 acres, more or less, has the following marks, bearings and distances, to-wit:

BEGINNING On a stone 3xow; thence N. 10 1/4 E. 26.50 to a stone 3xow; thence N. 84 3/4 E. 9.10 to a post oak 3xow (gone) thence S. 49 1/2 E. 10.00 to a black oak 3xow; thence S. 69 1/2 W. 4.75 to a rock 3xow; thence S. 21 1/2 E. 13.50 to a stone 3xow; thence S. 76 1/2 W. 22.50 to the beginning corner and adjoining lands of Moseley Estate on the north; on the east by Walter Tripp and J. M. Garrison; south by J. A. Blakely; west by J. Walter Moon. It is understood that J. A. Blakely is to have one-half undivided interest in the above described tract of land and J. Ansel Blakely is to have one-half undivided interest. The width of the right-of-way herein granted shall be limited to thirty five feet. The right of egress and ingress hereinafter granted for constructing, maintaining or operating a pipe line or pipe lines shall be limited to the right of way granted and present existing roads.

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.

The grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil, and agrees to pay such damages as may arise to growing crops, timber, or fences from the construction, maintenance and operation of said pipe lines; such damage, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one to be appointed by the undersigned, themselves successors, heirs or assignees, one by the grantee, its successors or assignees, and the third by the two persons aforesaid, and the award of such three persons, or any two of them, shall be final and conclusive.

The grantor may fully use and enjoy said land and premises, except for the purposes granted to the grantee and provided the grantor shall not construct nor permit to be constructed any house, structures or obstructions on or over, or that will interfere with the construction, maintenance or operation of, any pipe line or appurtenances constructed hereunder, and will not change the grade over such pipe line.

All payments hereunder may be made direct to the grantor or to _____, who is hereby appointed agent and authorized to receive and receipt therefor, or, at the option of the grantee, such payments may be made by depositing them in _____ Bank, at _____, to the credit of the grantor or said agent.

The grantor represents that the above described land is rented to No one until _____, 19____.

It is understood and acknowledged by the undersigned that the person securing this grant is without authority to make any agreement with regard to the subject matter hereof which is not expressed herein, and that no such agreement will be binding on the grantee.

IN WITNESS WHEREOF this instrument is signed and sealed this 7 day of Feb, 1952.

WITNESSES:
R. A. Farrell
J. Walter Moon

J. A. Blakely (Seal)
J. Ansel Blakely (Seal)

_____ (Seal)