

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

TMS #1370002076
W-24 - Red Hill Tap
EASEMENT #379
TRACT #RH01

The undersigned Grantor, Horry County Board of Education, in consideration of the payment hereinafter agreed upon hereby grants to the Central Electric Power Cooperative, Inc., (hereinafter called the Grantee), its successors and assigns, a perpetual easement for the construction, maintenance, alteration and replacement of an electric line or lines, for overhead or underground electric transmission, distribution and communication (for Grantee's internal use only) lines, consisting of supporting structures, overhead and underground connectors, lightning protective wire, towers, poles, anchors and necessary fixtures and wires attached thereto, counterpoise underground wires, and all structures and appliances necessary or convenient in connection therewith, together with all rights and privileges incident to the use and enjoyment thereof, the right of ingress and egress to and along the said line and the right to clear and keep clear all brush, timber and tree tops along the right-of-way which might endanger any of the works thereon, over and upon a portion of that certain tract situated in Horry County, South Carolina, now or formerly bounded and more fully described as follows:

North by: Rhodine C Floyd Trust
East by: Claridy Road
South by: Amber Lane
West by: The Nature Conservancy

and containing approximately 27.49 acres 2 miles southeast from Conway, South Carolina.

The easement granted herein contains 1.29 acres and is more clearly shown on the attached "Exhibit A" which is hereby incorporated by reference and made a part of this easement.

This being the same property conveyed to Grantor as evidenced by deed of Lavon C Schumann et al, recorded in the Office of the Register of Deeds for Horry County on August 30, 1995 in Deed Book 1821 at Page 346.

It is agreed that as a lump sum consideration for said easement and right of construction with all rights incident thereto, the Grantee will pay to the Grantor the sum of _____ Dollars ().

The lump sum consideration herein mentioned is the entire consideration to be paid for the rights granted.

Payments provided for by this instrument will be made by check mailed to the Grantor at Po Box 260005, Conway, SC 29528.

The Grantee shall have the right to clear and keep clear the timber, pulpwood, brush and tree tops within the easement area as well as all danger trees at a greater distance which would injure the transmission line in falling. All trees cut shall become the property of the Grantee and except as directed by a local, state and/or federal agency shall be removed from the right-of-way. For danger trees cut after the initial clearing, the Grantee will pay to the owner of said tract the fair market value of such danger trees at the time of cutting. The Grantee shall have the right of entry upon Grantor's said lands for all of the purposes aforesaid. Any damage to the property of Grantor (other than to property cleared or removed as hereinbefore provided) caused by the Grantee in the course of constructing, rebuilding or repairing said lines shall be borne by Grantee. No buildings or structures shall be placed within the easement area, nor shall any other encroachments which interfere with the operation or maintenance of the transmission line be permitted.

The undersigned agrees that all poles, wires and other facilities, installed on the above described lands at the Grantee's expense, shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantor further represents and warrants that the property described in this easement is free from all liens and encumbrances including mortgages, timber deeds, mineral deeds, and tax liens, and in the event that any such liens and encumbrances do exist, the Grantor hereby

grants to the Grantee, its successors and assigns, the right at its discretion to pay all or any portion of the consideration for this agreement to the owners and holders of any liens on the property, including tax liens, if any such liens be outstanding. Such payments to lien holders shall be part of the consideration for this agreement to the same effect as if made directly to the Grantor.

This agreement shall extend to the parties, their heirs, executors, administrators, successors and assigns.

TO HAVE AND TO HOLD, all and singular the rights, privileges and easements aforesaid unto the said Central Electric Power Cooperative, Inc., its successors and assigns, forever. And I do hereby bind myself and my heirs, executors, administrators (successors and assigns) to warrant and forever defend all and singular the said rights, privileges and easements unto the said Central Electric Power Cooperative, Inc., its successors and assigns against Horry County Board of Education and its heirs and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, I, here unto set my hand and Seal, this _____ day of _____, 20____.

WITNESS:

Horry County Board of Education

Witness 1 By: _____(L.S.)

Witness 2 Its: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

ACKNOWLEDGMENT
(Pursuant to S.C. Code Section 30-5-30 ©)

I certify that the above subscribing WITNESS personally appeared before me this day, acknowledging to me that he or she, witnessed the above subscribed GRANTOR, Horry County Board of Education, by _____, its _____, sign the foregoing instrument.

SWORN to before me this _____ day
of _____, 20____.

Print: _____

Notary Public for State of _____

My Commission Expires: _____

EXHIBIT "A"



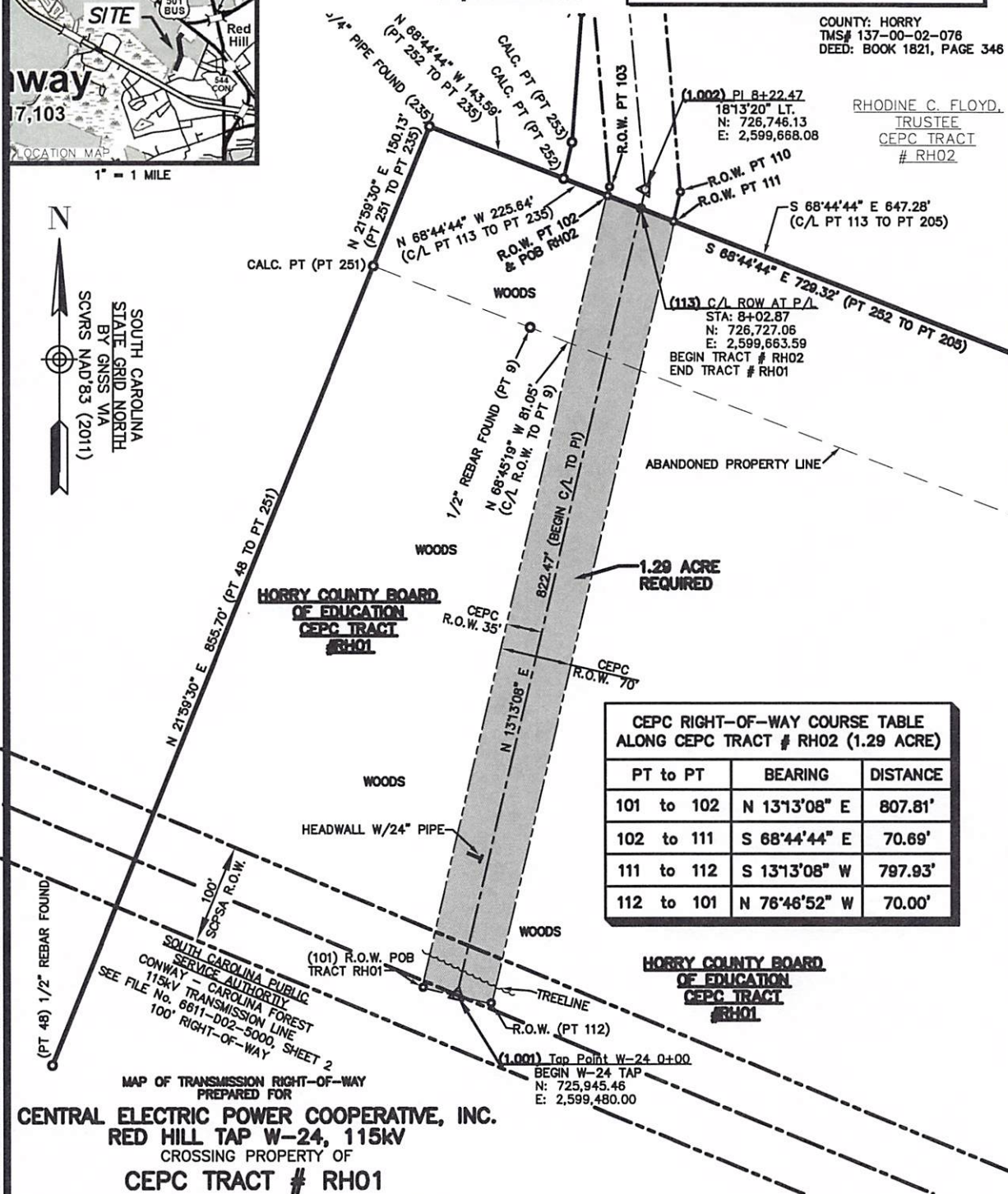
HORRY COUNTY BOARD OF EDUCATION CEPC TRACT # RH01

TMS# 137-00-02-076

AREA REQUIRED FOR ELECTRIC TRANSMISSION
R/W ON CEPC TRACT # RH01
STATION 0+00 TO STATION 8+02.87
RIGHT-OF-WAY REQUIRED: 1.29 ACRE

COUNTY: HORRY
TMS# 137-00-02-076
DEED: BOOK 1821, PAGE 346

RHODINE C. FLOYD,
TRUSTEE
CEPC TRACT
RH02



PT to PT	BEARING	DISTANCE
101 to 102	N 13°13'08" E	807.81'
102 to 111	S 68°44'44" E	70.69'
111 to 112	S 13°13'08" W	797.93'
112 to 101	N 76°46'52" W	70.00'

MAP OF TRANSMISSION RIGHT-OF-WAY
PREPARED FOR
CENTRAL ELECTRIC POWER COOPERATIVE, INC.
RED HILL TAP W-24, 115KV
CROSSING PROPERTY OF
CEPC TRACT # RH01
HORRY COUNTY BOARD OF EDUCATION
NEAR CITY OF CONWAY, HORRY COUNTY,
SOUTH CAROLINA
AUGUST 12, 2020

SURVEYOR NOTE:
THIS EXHIBIT IS TO SHOW AN EASEMENT AND OR RIGHT OF WAY BY CENTRAL ELECTRIC POWER COOPERATIVE, INC. AND IN NO WAY SHOULD BE USED AS A PROPERTY BOUNDARY OF THE BURDENED PROPERTY. BOUNDARY LINES AND CORNERS SHOWN ARE DERIVED FROM FIELD SURVEY AND PLATS AND OR DEEDS RECORDED IN THE PUBLIC DOMAIN. ALL DISTANCES SHOWN ARE SOUTH CAROLINA STATE GRID SCALE (COMBINED REDUCTION FACTOR).

CERTIFICATION NOTE
I HEREBY STATE THAT THE CLOSURE OF THE CENTERLINE SURVEY OF THE TRANSMISSION RIGHT-OF-WAY SHOWN ON THIS EXHIBIT IS NO LESS THAN 1:10,000. PROPERTY LINE TIES ARE BASED ON THE CENTERLINE SURVEY MADE FROM ACTUAL FIELD SURVEYS. TRANSMISSION RIGHT-OF-WAY AREAS SHOWN WERE CALCULATED BY THE COORDINATE METHOD.

GARREN B. MULLINAX
342 Riverchase Way, Lexington, SC 29072
S.C. REG. # 27456
(843) 789-7378



GEL Engineering LLC
a member of THE GEL GROUP INC
ENVIRONMENTAL • ENGINEERING • SURVEYING
342 Riverchase Way
Lexington, South Carolina, 29072
Telephone: 803.908.4724
www.gel.com

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THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS BEARING AN ORIGINAL SIGNATURE AND A RAISED, EMBOSSED SEAL OF THE SURVEYOR.



PROJECT: W-24 - Red Hill Tap
Account # Project Name

Horry
County

PARCEL: 1370002076 - RH01 - 379
TMS# CEPC Tract # Easement #

TO: **Horry County Board of Education**
Po Box 260005
Conway, SC 29528

Central Electric Power Cooperative, Inc., hereby offers the owner(s) of the herein described tract of land the sum of Forty Two Thousand Four Hundred and no/100 Dollars (\$42,400.00) which has been estimated to be just compensation for the transmission power line right of way 70 feet wide, 803 feet long, comprising 1.29 acres, across this tract of land containing 27.49 acres, more or less, about 2 miles southeast from the Town of Conway, in the County of Horry, South Carolina.

Said right of way is generally located as shown on the attached drawing.

Also attached is a copy of the right of way easement.

Date



Tract RH01
1370002076