

E-7  
(02/17)

GENERAL EASEMENT

*Angela C. Murphy*  
Auditor, Lancaster County, SC

STATE SOUTH )  
CAROLINA )  
COUNTY OF LANCASTER)

Harstell, Joseph W & Phillis  
2549 N Rocky River Rd, Lancaster, SC 29720

LANCASTER COUNTY ASSESSOR  
Tax Map:  
EASEM EN T00 00

\$ 1.00

2023003585

EASEMENT  
RECORDING FEES \$25.00  
PRESENTED & RECORDED:

03-23-2023 12:29:05 PM

BRITTANY GRANT  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: DAVID HUGHES

BK: DEED 1649

PG: 170 - 172

Received of Comporium Communications

One and 00/100 Dollars, in consideration of which the undersigned hereby grants unto said Company, its respective successors, assigns, lessees, and agents, a right-of-way and easement to construct, reconstruct, and maintain lines for communications purposes consisting of such wires and cables mounted on poles, placed in conduit, and/or buried, and such poles, guys, anchors, conduits, terminal housings, and other fixtures and appurtenances as the grantee may from time to time require upon, across, over, and/or under the property which they own or in which they have any interest in the Township of LANCASTER County of LANCASTER, State of South Carolina, said right-of-way and easement to be located as follows:  
10' Right of way to place communications facilities as required within the property as shown on the attached detail drawing Exhibit A for the property of 2549 North Rocky River Road.

and upon, along, and/or under the roads, streets, or highways adjoining or through said property, together with the following rights: to clear and keep clear all trees, under-growth, or other obstructions within said right of way; to trim any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches; to permit the attachment of, and/or carry in conduit, wires and cables of any other person or company for communication purposes or for the transmission and distribution of electric power; and, on the property adjacent to said line for any and all anchors and guy wires that may be reasonably necessary; and of ingress and egress to said line at all times for the purposes herein granted. The grantor for themselves, their heirs, executors, administrators, successors, and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors, and assigns, will interfere with its service or endanger its lines. Reserving however, to the grantor the right to cultivate and use the ground within the limits of said right of way, provided that such use does not interfere with or obstruct the rights herein granted, and provided further, that the grantor shall not build, create, or construct, nor permit others to build, create or construct, any building or other structure or obstruction on, over, or under said line or lines which may interfere with the construction, operation, or maintenance thereof. Said sum being received in full payment for the rights herein granted.

The undersigned warrants that it is the sole, fee simple owner of the Property, that it has the unqualified right and power regarding the Property to grant the easement and right-of-way set forth herein and that it will defend and indemnify the grantee against any and all persons who may claim otherwise.

WITNESS his/her hand and seal as of the 21st day of march, 2023

Witness:

(1st Witness Signature)

(2nd Witness Signature)

By: (sign)

(Grantor)

(print name)

Joseph W HARSTELL  
(Grantor)

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF LANCASTER)

Personally appeared before me \_\_\_\_\_ and made

oath that he saw the within named \_\_\_\_\_

(1<sup>st</sup> Witness Name)

(Grantor)

sign, seal, and as their act and deed deliver the within written instrument; and that together he/she

with the other witness who signed above witnessed the execution thereof.

SWORN to before me this

22<sup>nd</sup>

day of

March

A.D. 2023

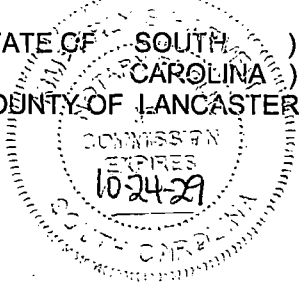
Notary Public (affix seal)

My commission expires:

10-24-2029

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

PROBATE



(1<sup>st</sup> Witness Signature)

TELEPHONE COMPANY REFERENCE DATA

Serial No. \_\_\_\_\_

File No. \_\_\_\_\_

Name and Address of Grantor(s) \_\_\_\_\_

Location \_\_\_\_\_

Line \_\_\_\_\_

from \_\_\_\_\_

to \_\_\_\_\_

EXHIBIT A

