

GEORGIA DOUGHERTY COUNTY.

This Indenture, made this 13th day of October 19 49, between

Captain Walter R. Thompson of the County of Dougherty

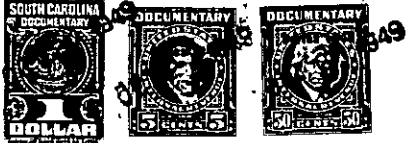
and State of Georgia, party of the first part, and First State Bank of Albany party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

Four Hundred Twenty-Seven and 00/100

Dollars the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said party of the second part, and to the heirs, assigns, or successors of the party of the second part, all that tract or parcel of land, situated, lying and being in

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 1048 of Plat Number 3 of the property of the Tryon Development Company, known as LAKE LANIER, made by George Kershaw, C.E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book Number G, Page said lot having a frontage of 39.5 feet, a rear width of 67 feet, and a depth of 138-56 feet on one line and 151 feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the lot herewith conveyed.



The party of the first part warrants the title to said land in fee simple against the claims of all persons whomsoever.

This conveyance is intended to place the title, or equity or redemption, if such be, to the above described property in said party of the second part, pursuant to the laws of Georgia, and to secure the payment of a debt, or any renewal of said debt or any part thereof, which debt is evidenced by note in the amount of \$427.00 due 90 days after date, with interest at the rate of 8%

as well as to secure the payment of any other indebtedness now or hereafter owing to the said party of the second part by said party of the first part, either as sole debtor, joint promisor, endorser, guarantor or otherwise.

In the event the said party of the first part fails to pay any of said notes promptly, at maturity or any interest thereon, or fails to pay any of the taxes due on said property before the same becomes delinquent, or fails to keep the property fully insured for the benefit of the said party of the second part, or fails to pay any other lawful charges against said property, then the entire debt secured by this deed shall become due and payable at once, at the option of the holder, time being of the essence thereof; and the holder of this deed or the successors, legal representatives or assigns of said holder, may and by these presents is authorized and granted the option to sell, as attorney in fact for the undersigned, at public outcry, before the court house in the county where any of the property is situated, to the highest bidder for cash, any or all of said property to pay said indebtedness, with interest thereon, and the expenses of the proceedings after advertising the same in the official organ of said county, or any newspaper of general circulation in the county where such sale is to be held, once a week for four weeks, with the right of said party of the second part, or the successors, legal representatives, or assigns of said party, of the second part to purchase said property at such sale. And the said party of the second part or the successors, legal representatives, or assigns, of party of the second part, may make the purchaser of said property good and sufficient title in fee simple to the same in the name of the undersigned, thereby divesting all of the right and equity that the said party of the first part may have in and to said property, and vesting the same in the purchaser or purchasers thereof.

WITNESS the hand and seal of the party of the first part, the day and year first above written.

Signed, sealed and delivered in the presence of:

Notary Public seal for Jewel Bedenbaugh and Gladys Culbreth, Dougherty County, GA.

Walter R. Thompson (SEAL) and other signatures.

STATE OF SOUTH CAROLINA

COUNTY

Georgia Dougherty

Gladys Culbreth and

Walter R. Thompson

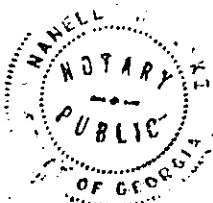
and

Jewel Bedenbaugh

October 20, 1949

day of October A.D. 19 49

Nanette N. Blake (SEAL)



NOTARY PUBLIC, DOUGHERTY COUNTY, GA.

#25024 Recorded Oct. 21, 1949- at 10:00 A.M.