

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

PERSONALLY APPEARED BEFORE ME Mattie G. Buchanan
and made oath that she saw the within named C. E. McGee, Jr. sign,
seal and as his act and deed deliver the within written deed and
that she with George H. Bonnette witnessed the execution there-
of.

Sworn to before me this
5th day of August, 1954.

Mattie G. Buchanan

George H. Bonnette (SEAL)
Notary Public, S. C.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said
Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

C. Douglas Wilson & Co., its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant
and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~
and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person
whomsoever lawfully claiming, or to claim the same or any part thereof.

And We, the said mortgagor, agree to insure the house and buildings on said land for not less than
Six Thousand and no/100 Dollars, in a
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or
damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the
policy or policies of insurance payable to the mortgagee, and that in the event We shall at any time fail
to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed
for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay
any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his
option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these
presents, that if we the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said
mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the
true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be
utterly null and void; otherwise to remain in full force and virtue.