

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor, his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case

Melvin C. Irby fail to do so, the said Mortgagee, Outdoor Development Co., Inc. ~~Executors, Administrators~~ its successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself

for the same, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I the said Melvin C. Irby do and shall well and truly pay, or cause to be paid, unto the said Outdoor Development Company, Inc., its successors or assigns the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor and his Heirs, Executors, Administrators or Assigns, together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that Melvin C. Irby, his heirs and assigns are to hold and enjoy the said Premises until default of payment shall be made.

AND IT IS FURTHER AGREED AND COVENANTED between the said parties, that in case the debt secured by this Mortgage, or any part thereof, is collected by suit or action, or this Mortgage be foreclosed, or put into the hands of an Attorney for collection, suit, action or foreclosure, or in the event of the foreclosure of any mortgage, prior or subsequent to this mortgage, in which proceeding this mortgagee is made a party, or in the event of the bankruptcy of the mortgagor, or in assignment by the mortgagor for the benefit of creditors, the said Mortgagor, Melvin C. Irby his Heirs, Executors, Administrators or Assigns, shall be chargeable with all costs of collection, including ten (10%) per cent. of the principal and interest on the amount involved as Attorney's fees, which shall be due and payable at once; which charges and fees, together with all costs and expenses, are hereby secured, and may be recovered in any suit or action hereupon or hereunder.

Witness my Hand and Seal, this 24th day of August in the year of our Lord one thousand nine hundred and sixty and in the one hundred and eighty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Paul Giles

Melvin C. Irby (L.S.)
Melvin C. Irby

Marvin M. Lay

(L.S.)

The State of South Carolina,

COUNTY OF Greenville.

PERSONALLY appeared before me, Paul Giles and made oath that he saw the within-named Melvin C. Irby sign, seal and as his act and deed, deliver the within-written Deed; and that he with Marvin M. Lay

witnessed the execution thereof.

SWORN to before me, this 24th day of August, A. D. 1960

Paul Giles

Marvin M. Lay
Notary Public for South Carolina (continued on next page)