

In case the debt hereby secured shall not be paid when it becomes due by maturity in due course, or by reason of a default as herein provided, Grantor hereby grants to Grantee the irrevocable power of attorney, to sell the said property at auction, at the usual place for conducting sales at the Court House in the County where the land or any part thereof lies, in said State, to the highest bidder for cash, after advertising the time, terms and places of such sale once a week for four weeks immediately preceding such sale (but without regard to the number of days) in a newspaper published in the County where the land lies, or in the paper in which the Sheriff's advertisements for such County is then being published and all other notice being hereby waived by Grantor. Grantee, or any other person on behalf of Grantee, may bid and purchase at such sale, as though a stranger to the transaction and thereupon execute and deliver to the purchaser or purchasers at such sale a sufficient conveyance of said premises in fee simple, which conveyance shall contain recitals as to the happenings of the default upon which the execution of the power of sale herein granted depends, and Grantor hereby constitutes and appoints Grantee the agent and attorney in fact of Grantor to make such recitals, and hereby covenants and agrees that the recitals so to be made by Grantee shall be binding and conclusive upon Grantor. Grantor agrees that the conveyance to be made by Grantee shall be effectual to bar all equity of redemption of Grantor in and to said premises, and Grantee shall collect the proceeds of such sale, and after reserving therefrom the entire amount of principal and interest due, together with the amount of any taxes, assessments and premiums of insurance or other payments theretofore paid by Grantee, with eight per centum per annum thereon from date of payment, together with all costs and expenses of sale and ten per centum of the aggregate amount due for attorney's fees, shall pay any over-plus to Grantor, or to the heirs or assigns of Grantor, as provided by law.

If the Grantee shall become a party to any proceedings whatsoever, including condemnation proceedings instituted by any party authorized by law to file same, by reason of its status as Grantee herein, then all expenses incurred by it in connection therewith, including attorney's fees, shall be added to the debt hereby secured and shall be immediately due and payable. Parties agree that the proceeds from any award, including consequential damages realized from said condemnation proceedings, shall be applied against the indebtedness secured hereby.

The Grantee shall be entitled to have a receiver appointed for the property herein described, in connection with or as a part of any proceeding to foreclose this deed or to enforce any of its terms or the collection of all or any part of said debt, and Grantor agrees to the appointment of such receiver without proof of insolvency or other equitable grounds and hereby appoints the Grantee as attorney in fact with authority to consent for the Grantor to the appointment of such receiver.

The powers and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise and are granted as cumulative to the remedies for collection of said indebtedness provided by law, and the powers herein may be executed after the death of the maker and the property sold as the property of the deceased.

The Grantor herein, after any foreclosure of the property, agrees that possession thereof will be promptly surrendered to the purchaser at the sale and the Grantor, or any persons claiming under Grantor, or occupying the property at the time of the foreclosure shall ipso facto become tenants at sufferance and shall forthwith deliver possession to the purchaser at the sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over.

This deed and the note or notes hereby secured shall be deemed and construed to be contracts executed and to be performed in Georgia.

IN WITNESS WHEREOF, Grantor, (his, her, their, its) heirs, representatives, successors, or assigns, has hereto set (his, her, their, its) hand and seal the day and year first above written.

Charlie T. Jones (L. S.)
(Charlie T. Jones)
Emily E. Jones (L. S.)
(Emily E. Jones)
----- (L. S.)
----- (L. S.)

Signed, sealed and delivered in the presence of:

Leila Thompson
Blaine Loggins
Notary Public, Georgia, State at Large
My Commission Expires Feb. 8, 1970

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

Personally appeared before me *Leila Thompson* and made oath that she saw the within named individuals sign, seal and do by their act and deed, deliver the within instrument, and that she with _____ witnessed the execution hereof.

Sworn to before me, this *26th* day of *January* A.D., 1968
Blaine Loggins (SEAL)
Notary Public, Georgia, State at Large
My Commission Expires Feb. 8, 1970

Leila Thompson

Recorded Feb. 28, 1968 at 9:30 A. M., #22653.