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SEP 29  
1968  
CALLE

THIS DEED OF MORTGAGE WAS MADE AND DELIVERED BY THE PARTIES HERETO ON THE 29th day of September 1968.

And the said parties hereto have acknowledged the execution of this deed of mortgage to the public

499.40 payable in 60 equal installments of \$8.99 each commencing on the

14th of September 1968 and falling due at the same of each subsequent month, as is set by the

NOTE AND CONDITIONS (HEREIN) REFERENCED HERETO AND WILL MORE FULLY APPEAR.

NOW KNOW ALL MEN that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, covenants to the possessor of the said Note which with all its privy(ies) in law, estate or part, lawful and legal in consideration of Three Dollars to the said mortgagor in hand paid and truly held by the said mortgagee, or any before the making and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, conveyed, sold and released, and by these Presents do grant, convey, sell and release unto the said mortgagee, his (his) heirs, successors and assigns forever, the following described real estate:

All that certain tract of land situate in Brushy Creek Township, in School District Number one (1), in Anderson County, South Carolina, containing Forty-five (45) Acres, more or less, and being a part of the tract of Seventy-three and four tenths (73.4) acres shown and represented by a plat by E. F. Wigington, Surveyor, dated March 27, 1923, of record in the office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 8 at page 188, and having the following courses and distances: BEGINNING at a point in the center of a public road leading to the National Highway, joint corner of property of S. M. Wilson and running thence S. 20° W. 32 chains, more or less, to the center of Little Brushy Creek; thence with the center of said creek as the line S. 85° W. 12.60 chains to a point at the intersection of a branch; thence up and with the center of said branch as the line N. 9° W. 10.75 chains to a stone on the east bank of said branch; thence N. 3 E. 3.20 chains; thence N. 4 E. 4.90 chains; thence N. 27 W. 3.23 chains, thence due north 2 chains, more or less, to the center of said public road; thence with the center of said public road in an easterly direction toward the national highway to the point of BEGINNING. This is the same land conveyed to Donald R. Styles and Alice K. Styles by W. E. Cantrell and Pearl R. Cantrell by deed dated June 3, 1950, of record in the Office of Clerk of Court for Anderson County, South Carolina, in Deed Book J-11 at Page 162.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, his (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurance of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee his (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagee(s) his (his) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the (his) heirs, successors or assigns, may affect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgagee his (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagee(s), his (his) heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, his (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the date of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, his (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, his (his) heirs, successors or assigns, including a reasonable counsel fee (not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagee, his (his) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, his (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (his) heirs, successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Mortgage and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagee may hold and enjoy the said premises until default of payment shall be made.

WITNESS my (our) Hand and Seal, this 29 day of September 1968

Signed, sealed and delivered in the presence of Donald R. Styles (L.S.)

WITNESS Alice K. Styles (L.S.)

WITNESS Carolyn Walters