

- 1 - bounded on the North by Donaldson Center
- 2 - bounded on the East by New Cut Road
- 3 - bounded on the South by Ashmore Bridge Road
- 4 - bounded on the West by Spur Track of Southern Railroad

TO HAVE AND TO HOLD the said property and all appurtances thereunto belonging, to him, the said party of the second part, his heirs and assigns, upon the trusts and for the uses and purposes hereinafter set forth:

If the party of the first part shall pay or cause to be paid unto the party of the third part, its successors or assigns, all amounts due and to become due under the aforesaid lease agreement and shall well and truly perform all of his other obligations thereunder, then this conveyance shall be null and void and may be cancelled of record at the request and at the cost of the party of the first part. If, however, the party of the first part shall default in the performance of any of his obligations under the aforesaid lease agreement, or if the party of the first part shall become insolvent or be adjudged bankrupt or compose with or make any assignment for the benefit of creditors, or if a receiver, liquidator or trustee shall be appointed for the party of the first part or any of his property, or if the party of the first part shall file a petition in voluntary bankruptcy or shall consent to the filing of any bankruptcy or reorganization petition against him under any bankruptcy law, or if a writ of execution or other process of law shall be levied against the interest of the party of the first part in the property hereby conveyed and such return or process shall not be satisfied or discharged within ten days thereof, then in any of such events it shall be lawful for and the duty of the party of the second part, at the option of the party of the third part, and he is hereby authorized and empowered to expose to sale and to sell the above described property at public sale for cash, or upon such terms and conditions as he may deem appropriate, after having first published notice of such sale, containing the information required by law, at least once a week for four successive weeks