

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 heirs or assigns, including a reasonable counsel fee (of 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 mortgagor, his heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, his certain attorneys, heirs 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 heirs 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, and the conditions thereunder written, then this Deed of Bargain 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 mortgagor is to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and Seal, this 6th day of April, in the year of our Lord

one thousand nine hundred and seventy-one, and in the one hundred and ninety-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of W. Mann Batson (L. S.)

Leona M. Billbrough
John Wilson Patrick
STATE OF SOUTH CAROLINA,
Dorchester County }

BEFORE ME personally appeared Leona M. Billbrough

and made oath that she saw the within named W. Mann Batson

sign, seal, and as his act and deed, deliver the within written Deed; and that She with

John Wilson Patrick witnessed the execution thereof.

Sworn to before me, this 6th day of April, A. D. 19 71.

John Wilson Patrick (L. S.)
Notary Public for South Carolina
My Commission expires Sept. 30, 1980.
STATE OF SOUTH CAROLINA,
Dorchester County }

Leona M. Billbrough

I, John Wilson Patrick, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Elizabeth W. Batson, the wife of the within named W. Mann Batson, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

Tave W. Batson, his heirs

and assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 6th day of April, A. D. 19 71.

John Wilson Patrick (L. S.)
Notary Public for South Carolina
My Commission expires Sept. 30, 1980.

Elizabeth W. Batson

Recorded April 6, 1971 at 9:30 A. M., #23200.