

judgments, costs, expenses and Attorney's fees as aforesaid, then this Deed of Bargain and Sale shall cease, determine and be utterly null and void. But, in case of the non-payment of any portion of the interest on the said debt, or non-payment of the said debt at maturity, or in case the Mortgagor, its heirs, Executors, Administrators, or assigns, shall neglect or fail to pay the taxes or assessments upon the said property, or to insure the house or building and keep the same insured as aforesaid, or shall do or suffer any act to be done in, upon or about the said premises whereby the value of said mortgaged property shall be impaired or weakened as security for said debt, or on failure to pay the said sums so advanced or expended in payment of liens or judgments, costs, expenses and Attorney's fees aforesaid upon demand, the whole amount of the said debt, including principal and interest, taxes and insurance premiums paid, moneys advanced in payment of liens, charges, judgments, costs, expenses and Attorney's fees as aforesaid, at the option of the lawful holder hereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding.

AND IT IS AGREED, by and between the parties, that in case of foreclosure of this Mortgage, by suit or through an Attorney, the lawful holder hereof shall recover of the Mortgagor, its heirs, Executors or Administrators, ten (10%) per cent of the amount owing as counsel fees, which shall be secured by this Mortgage and included in the judgment of foreclosure.

WITNESS the hand and seal of this 1st day of January in the year of our Lord One Thousand Nine Hundred and seventy seven Signed, sealed and delivered in the presence of

Matthew K. Watts, Dixie Farms, A SOUTH CAROLINA GENERAL PARTNERSHIP, S. D. EVANS, PARTNER (Seal), Ann E. Tatham, PARTNER (Seal), Claire E. Johnson, PARTNER (Seal)

STATE OF SOUTH CAROLINA, County of Beaufort,

PERSONALLY appeared before me Jack R. Tatham and made oath that (s)he saw the within named Ann E. Tatham and Claire E. Johnson

sign, seal, and as their act and Deed, deliver the within written Deed; and that (s)he with Barry L. Johnson

witnessed the execution thereof.

Sworn to and subscribed before me this 12th day of January 1977 Notary Public for South Carolina

STATE OF SOUTH CAROLINA, County of Beaufort,

RENUNCIATION OF DOWER NOT NECESSARY, MORTGAGOR IS A S. C. GENERAL PARTNERSHIP

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 successors or heirs, Executors, Administrators, 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 day of A. D. 19 Notary Public for South Carolina.

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