

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, **its successors** 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, **its successors and assigns**, shall pay, or cause to be paid unto the said mortgagee, **its 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, **its 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, 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, **TRI-STATE OXYGEN COMPANY** has caused these presents to be executed by its proper officers and its corporate seal impressed, one thousand nine hundred and fifty-eight, and in the one hundred and eighty-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of :
By Samuel A. Fortson, Jr. (L. S.)
As its President
By Veta H. Poythress (L. S.)
As its Secretary

STATE OF ~~SOUTH CAROLINA~~ GEORGIA
~~Richmond~~ Richmond - County

BEFORE ME personally appeared C. W. Bandy,
and made oath that he saw the within named SAMUEL A. FORTSON, JR., as President,
Secretary of TRI-STATE OXYGEN COMPANY, and VETA H. POYTHRESS as
sign, seal, and as the act and deed/deliver the within written Deed; and that he, with
Samuel C. Waller, witnessed the execution thereof.

Sworn to before me, this 28th
day of November, - - - - - A. D. 1958
Samuel C. Waller (L. S.)
Notary Public for ~~South Carolina~~
Richmond County, Georgia
STATE OF SOUTH CAROLINA, County }

NOT NECESSARY

I, _____ a Notary Public, 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 _____ 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 _____ (L. S.)
Notary Public for South Carolina