

2686 feet to a spruce pine, corner common to the herein described tract and tract formerly known as "Joab Lanford Tract"; thence N. 79-47 E. 1751 feet to a stone; thence S. 48-30 E. 1657 feet to a stone; thence N. 58-30 E. 3426 feet to a stone; thence N. 31-07 E. 6292 feet to a maple xo, common corner to the herein described tract and property now or formerly of Earle L. Hart; thence along the Hart line N. 29-30 W. 8518 feet to a chestnut; thence continuing with the Hart line N. 30-00 W. 200 feet to a stone; thence S. 79-39 W. 23.55 chains to a white oak xo; thence S. 31-37 W. 8316 feet to the beginning corner.

While the deed above referred to indicates that the acreage contained in said tract totals 1517 acres, more or less, the actual acreage computed from the T. N. Davis plat above referred to, shows the acreage to be 1480 acres. The Grantor expressly warrants that the boundaries of said tract are as above described and are shown on said T. N. Davis Plat above referred to. *Description continued at bottom of 3rd page.

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

To HAVE AND TO HOLD all and singular the said premises unto the said GEORGIA-PACIFIC CORPORATION, its successors and assigns forever. And we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said GEORGIA-PACIFIC CORPORATION, its successors and assigns, from and against ourselves and our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof

AND IT IS AGREED, by and between the said parties, that the said mortgagor s, their heirs, executors or administrators, shall and will forthwith insure the house s and building s on said lot, now or at any future time, and keep the same insured from loss or damage by fire ~~unknown~~ to the full extent of their insurable value ~~XXXXXX~~ and assign the policy of insurance to the said GEORGIA-PACIFIC CORPORATION, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said GEORGIA-PACIFIC CORPORATION, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor s, their heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that, if we the said C. H. STEVENS, R. C. McCALL, Jr. and JAMES R. MANN do and shall well and truly pay, or cause to be paid unto the said GEORGIA-PACIFIC CORPORATION the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.