

TO HAVE AND TO HOLD said real property with all privileges and appurtenances thereunto belonging, to the said Trustee, his heirs, successors, and assigns forever, upon the trusts, terms and conditions, and for the uses and purposes hereinafter set forth.

If the Grantors shall pay the note secured hereby in accordance with its terms, together with interest thereon, and any renewals or extensions thereof in whole or in part, and shall comply with all of the covenants, terms, and conditions of this deed of trust, then this conveyance shall be null and void and may be cancelled of record at the request of the Grantors. If, however, there shall be any default in any of the terms or conditions of the note secured hereby, or any failure or neglect to comply with the terms, conditions or covenants contained in this deed of trust, and such default, failure or neglect shall continue for a period of thirty days, then and in any of such events, the note shall, at the option of the Note Holder, at once become due and payable without notice, and it shall be lawful for, and the duty of the Trustee, upon request of the Note Holder, to sell the land herein conveyed at public auction for cash, after having first advertised the time and place of such sale in such manner as may be provided by law at the time of the sale, and upon such sale to convey title to the purchaser in fee simple. Any recital of fact by the Trustee in his deed relative to default of the Grantors or to advertisement and sale in accordance with law shall be received as prima facie evidence of such fact.

The Trustee, after having retained five per cent of the gross proceeds of such sale as compensation for his services, with a minimum compensation of fifty dollars for such services, and after retaining also all advertising and other expenses incurred by him including a reasonable attorney's fee for legal services actually performed, shall apply the residue first to the payment of any taxes or assessments which may be a lien against the land unless the Trustee advertised and sold same subject to such taxes or assessments, second to the payment of the note secured hereby with all accrued interest and any sums advanced by the Note Holder as herein provided, and any balance to the Grantors or other party entitled thereto. In the case of an incomplete sale, the Trustee shall be entitled to compensation as by law provided.

The Grantors covenant and agree that they will pay all taxes and other assessments or charges against or upon said land when due, including all installments of principal and interest on debts secured by any prior encumbrances, and will keep any buildings now on or hereafter placed upon said premises insured with an insurance company acceptable to the Note Holder against loss from fire, tornado, and windstorm and from such other hazards and in such amounts as shall, in the judgment of the Note Holder, be necessary for the protection of the security for the indebtedness represented by the said note, with any loss to be made payable in the policy to the Note Holder as his interest may appear. Grantors agree to pay all premiums for such insurance policy when due, and will cause such policy and all renewals thereof to be delivered to the Note Holder when issued. All or any part of the proceeds of such insurance shall, at the option of the Note Holder, be applied to reduction of principal or to repair of the property damaged.

If the Grantors shall fail to pay any premium for the insurance above mentioned, or any taxes, assessments or other charges against the land when due, including any installments of principal and interest on debts secured by any prior encumbrances, Note Holder may, at his option, make such payments, and in such case the amounts so paid shall immediately become debts due the Note Holder by the Grantors, and shall bear interest at the rate of six per cent per annum until paid, and shall be secured by this deed of trust to the same extent as the note hereinabove described.

The Grantors covenant that they will keep the premises herein conveyed in as good order, repair and condition as they are now, reasonable wear and tear excepted, and that they will not commit or permit any waste.

Should any default in the terms or covenants of this deed of trust or the note secured hereby continue for thirty days, or should the Grantors commit, threaten to commit, or permit any waste, the Note Holder shall have the right to the appointment of a receiver, without regard to the solvency of the Grantors or to the value of the premises, which receiver shall preserve the premises and shall collect the rents and profits from the premises and apply same, after receivership expenses, to the payment of the indebtedness hereby secured.

If a receiver should be appointed or if there should be a sale of the said premises herein conveyed, as provided above, the Grantors, or any person in possession of the premises hereunder, as tenant or otherwise, shall become tenants at will of the receiver or of the purchaser and may be removed by a writ of ejectment, summary ejectment or other lawful remedy.

No delay or forbearance by the Note Holder in exercising any or all of his rights hereunder or rights otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative.

The Grantors covenant that they are seized of said property in fee, and have the right to convey the same in fee simple, that the same is free from all encumbrances (with any exceptions above stated); and that they will warrant and defend the title to same against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, have caused this deed of trust to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Mildred A. Williams

Jacqueline M. Farrell

Jerry H. [Signature] (SEAL)

James H. [Signature] (SEAL)

RECORDED November 10, 1969 at 3:26 P.M. # 11071

STATE OF NORTH CAROLINA, COUNTY OF _____
I, _____ a Notary Public of said County, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing deed of trust. Witness my hand and official seal, this _____ day of _____ 19____.
My Commission Expires _____ Notary Public

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
Personally appeared the undersigned witness and made oath that (s) he saw the within named persons sign, seal and as the grantor's act and deed deliver the within written deed and that (s) he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 10th day of Nov. 1969
Jacqueline M. Farrell (Seal) *Mildred A. Williams*
Notary Public for South Carolina
My Commission expires: 10-15-1979

STATE OF NORTH CAROLINA, COUNTY OF _____
The foregoing certificate(s) of _____ a Notary (or Notaries) Public of the governmental units designated is (are) certified to be correct.
Filed for registration on the _____ day of _____, 19____, at _____ o'clock _____ M.,
and duly recorded in the Office of the Register of Deeds of this County in Book of Deeds of Trust No. _____ page _____
Register of Deeds _____ Deputy