

TO HAVE AND TO HOLD the same together with the tenements, hereditaments, and appurtenances, unto the said Mortgagee, and his heirs and assigns, in fee simple.

AND the said Mortgagor.s, for themselves and their heirs, legal representatives and assigns covenant with said Mortgagee his heirs, legal representatives and assigns that said Mortgagor.s, are indefeasibly seized of said land in fee simple; that the said Mortgagor.s have full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee, his heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances/that said Mortgagor.s, their heirs and legal representatives, will make such further assurance to perfect the fee simple title to said land in said Mortgagee, his heirs, legal representatives and assigns, as may reasonably be required; and that said Mortgagor.s hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

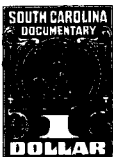
PROVIDED ALWAYS, that if said Mortgagor.s, their heirs legal representatives or assigns, shall pay unto the said Mortgagee, his legal representatives or assigns, the certain promissory note, of which the following in words and figures is a true copy, to-wit:

MARINE BANK & TRUST COMPANY

\$ 2,500.00 Tampa, Florida, August 30 1963  
On Demand after date, I, we, or either of us, promise to pay

to the Order of HARRY C. McCOLLUM  
Two thousand five hundred and no/100..... Dollars

AT THE MARINE BANK & TRUST COMPANY, TAMPA, FLORIDA, FOR VALUE RECEIVED, WITH INTEREST AFTER date AT THE RATE OF 6 PER CENT PER ANNUM UNTIL PAID.  
NOW SHOULD IT BECOME NECESSARY TO COLLECT THIS NOTE THROUGH AN ATTORNEY, EACH OF US, WHETHER MAKER, SECURITY OR ENDORSER ON THIS NOTE, HEREBY AGREES TO PAY ALL COSTS OF SUCH COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE.  
THE DRAWERS AND ENDORSERS SEVERALLY WAIVE PRESENTMENT FOR PAYMENT, PROTEST AND NOTICE OF PROTEST AND NON-PAYMENT OF THIS NOTE.



J. Cecil Sims (Seal)  
Helen A. Sims (Seal)

Address Route #3, Pelzer, S. C.

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and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate thereby created shall cease and be null and void.

AND the said Mortgagor.s, for themselves and their heirs, legal representatives and assigns, hereby covenant and agree: