

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, his heirs ----- or assigns, including a reasonable counsel fee (of not less than ten percent 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, his heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, his ----- certain attorneys, their heirs ----- 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, his heirs ----- 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 my Hand and Seal, this 1st day of February in the year of our Lord one thousand nine hundred and eighty-three and in the ~~Year of the~~ 207th year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

1. Benjamin Joseph Edwards III (L.S.)
Benjamin Joseph Edwards, III

2. Carnell Boyd
3. J. Artis Bryant
STATE OF SOUTH CAROLINA,

4. Pickens County

BEFORE ME personally appeared Carnell Boyd
Insert name of witness from Line No. 2 above here

and made oath that he saw the within named Benjamin Joseph Edwards, III

sign, seal, and as his act and deed, deliver the within written Deed: and that he with J. Artis Bryant
Insert name of witness

witnessed the execution thereof.

from Line No. 3 above here
Sworn to before me, this 1st

day of February A.D. 1983

6. Donald C. McDonald (L.S.)
Notary Public for South Carolina

5. Carnell Boyd

7. MY COMMISSION EXPIRES 2-15-90
STATE OF SOUTH CAROLINA,

8. Pickens County

I, Donald C. McDonald a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Wilma L. Edwards the wife of the within named Benjamin Joseph Edwards, III Insert name of wife of Benjamin Joseph Edwards, III here 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 B. W. Baker, his heirs

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 1st

day of February A.D. 19 83

10. Donald C. McDonald (L.S.)
Notary Public for South Carolina

9. Wilma L. Edwards
Wilma L. Edwards

11. MY COMMISSION EXPIRES 2-15-90

0674

4328-RV-21