

THIS CONVEYANCE, is intended as a MORTGAGE to secure the payment of (\$1,311,430.00) ONE MILLION, THREE HUNDRED FOURTEEN THOUSAND, FOUR HUNDRED THIRTY AND NO/100 DOLLARS,

Lawful Money of the United States, together with interest thereon according to the tenor and effect and conditions of that certain promissory note bearing the date September 30, 1965 made by the party of the first part

payable to the order of the party of the second part, without interest prior to maturity of each installment; and with interest thereon from the date of maturity of each installment

with interest thereon from date at the rate of -0- per cent. per annum, payable in 59 successive monthly payments, each of \$21,910.00 followed by a final payment of \$21,740.00 commencing

and these presents shall be void if such payment is made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, or of any insurance premiums, taxes, charges or assessments on the said premises when the same shall be due, then the said party of the second part, its successors and assigns are hereby empowered to sell the said premises, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the money arising from such sale, to retain the whole of said principal and interest, whether the same shall be then due or not, together with the costs and charges of making such sale, including the attorney's fee provided for herein; and the overplus, if any there be, shall be paid by the party of the first part, its successors and assigns. And in any suit or other proceeding that may be had for the recovery of said principal sum and interest on either said note or this mortgage, it shall and may be lawful for the said party of the second part, its successors, heirs, executors, administrators or assigns, to include in the judgment that may be recovered, counsel fees and charges of attorneys and counsel employed in such foreclosure suit, the sum of a reasonable attorney's fee (15% if not prohibited by law) or in case of settlement or payment being made after suit has been commenced, and before the final decree has been entered thereon, an attorney's fee of a like sum Dollars, shall be taxed as part of the costs in such suit), as well as all payments that the said party of the second part, its successors, heirs, executors, administrators or assigns may be obliged to make for or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

And the said party of the first part hereby agrees to keep the buildings and other improvements on said premises in good repair, and to keep the said buildings insured against loss by fire during the continuance of this mortgage, in some reliable insurance company or companies approved by the holder of this mortgage, in a sum not less than \$1,311,430.00 with loss, if any, payable to the said party of the second part, its successors and assigns as its interest may appear, and to deliver said policies to the holder of this mortgage, with all premiums fully paid thereon; and failure to so do, or to comply with any of the provisions hereof shall work a forfeiture of the conditions of this mortgage and cause the full sum of both principal and interest of said promissory note to become immediately due and payable. Or the holder hereof at its option may procure such insurance to be written or taxes or assessments to be paid, and all sums of money paid by the holder hereof by way of premiums, costs, charges for such insurance, taxes or assessments, or to remove any, shall be added to the principal sum secured hereby, and bear the same rate of interest, and repayment thereof may be enforced against said premises in the manner herein provided.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written, pursuant to authority of its Board of Directors.

Signed, Sealed and Delivered in Presence of

HEGEWALD TIMBER CO., INC. (SEAL)
(SEAL)
(SEAL)
(SEAL)