## STATE OF GEORGIA,

CHATHAM COUNTY.

	This Indenture, made the 10th day of
	December in the year of our Lord One Thousand Nine Hundred and Twenty -four
	between J. A. Ash and C. B. Ash, Executors of the Estate of
	J. H. Ash, dedeased,
	of the first part, and REALTY SAVINGS AND TRUST COMPANY, a corporation under the laws of Georgia, party
	of the second part, Witnesseth, that the said 'J. A. Ash' and C. B. Ash, Executors
	for and in consideration of the sum of
	Five thousand five hundred and no/100 Dollars (\$ 5500.00 )
	to them in hand paid by the said REALTY SAVINGS AND TRUST COMPANY, at or before the sealing
	and delivery of these presents, the receipt whereof is hereby acknowledged, ARS granted, bargained, sold,
	and conveyed, and by these presents does grant, hargain, sell and convey unto the said REALTY SAVINGS
	AND TRUST COMPANY, its successors and assigns, All those tracts or parcels of land,
	situate, lying and being in the 275th District C. M. Contromery County
	Ceorgia, and better described as follows:-
	TRACT NO. 1 - Bounded north by lands of A. A. McIntyre; east by
	other lands of A. P. HeIntyre (being the 27 acre tract below described)
	south by lands of Jessie and Josie Reterson; and West by Oconnec Croek,
	containing one hundred ninety-two and one-half (192%) acres, as shown
	by plat of the same made by S. B. Morris, County Surveyor.
	TRACT NO. 2 - Bounded north by lends of Jessie and Josie Peterson;
	east by estate of Mr. Sharpe; south and west by lands of Mrs. Mary Mo
	Dougald, containing seventeen (17) acres, as shown by plat of the same
	mede by S. B. Morris, County Surveyro. Tracts numbers one and two,
	being a portion of a tract of land, originally granted to Gilbert Priest
	on January 10th, 1854.
	TRACT NO. 3 - Bounded north by lands of A. H. ac Intyre and run
	of Dry Emanch; east by Dry Branch and lands of Mathias; south by other
	lands-of-A. P. McIntyre; and west by lands of A. P. McIntyre (being the
75	1982 scre tract above described ) containing twenty seven and one quarter
	(27%) acres, as shown by plat of same mead by 2. 3. Morris, recorded
	in deed book #16, page 115, Montgomery County, Coorgia.
	TRACT NO. 4 - Bounded north by other lands of A. F. McIntyre and
	brench; east by lands of Mathies; south by Dry Branch and other lands -
	of A. P. WcInture (being the 27/2 acre tract above described) and west
	by Dry Branch, containing Thirty-nine and three quarters (30%) acres as
-	shown by platimade by S. B. Worris and recorded in beed book #16, here 115 Wontgomery County, Ceorgia. All of said tracts lying adjacent and
٠,	containing in the aggregate Two Mundred seventy-six and one-half. (276%)
	acres, and known as the Melcon Mountyre Place.
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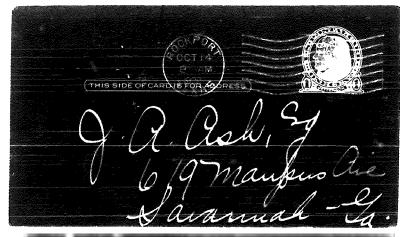
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,	TOGETHER with all and singular, the houses, yards, gardens, easements, hereditaments, rights, members and
4)	TO HAVE AND TO HOLD the said property above described with the hereditaments and appurtenances unto the
SE	id REALTY SAVINGS AND TRUST COMPANY, its successors and assigns forever.
	This deed is made for the purpose of securing the debt due by the part La Bof the first part to the party of the
so	cond part as evidenced by the notes of the part i.c. of the first part bearing even date herewith, and payable to the
pa	arty of the second part, as follows, to-wit:
	One (1) principal note of the thousand five hundred (35500.00)
D	ollars due five (E) vesua efter date with interest from maturity
. 13	ntil paid at 8% pan annua.
	ALSO: Ten interest notes of One Numbed Binety-two sndso/100
.(	192.50) Bollars each due semi-ammelly on the 10th day of June and
	ecember of each year with interest from maturity until paid at the
22.	ate of eight (8) per cent.
	It is understood and agreed that parties of the first part
r	eserves the right to pay this losn in full before maturity by giv-
	ng thirty (30) days notice of their intention to do so to the said
R	ealty Savings and Trust Company.
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	And the said part 195of the first part do 25 hereby covenant and agree to pay all taxes, dues, assessments and
w	ater rates that may be levied or charged on said lot of land by State law or municipal ordinance or order or decree of
	py court, and to keep the premises insured in the sum of
	or the benefit of said party of the second part, and to pay the premiums on the same and to deposit with said party of
tì	ie second part such policy of insurance, and to repay to the said party of the second part all such sums as
	ay be required to pay on default in the payment of the same by the said part. $\stackrel{1}{\sim}$ 8f the first part,

And the said part. 1.6. of the first part agree—that if default be made in the payment of any one of said notes when the same shall become due, or of any insurance premium or any other charge against said property, or if any lien, general or specific, or for taxes, assessments or rates be obtained against said property, the said party of the second part shall be at liberty to hold all of said notes matured, payable and enforceable immediately.

And the said part 18 9 of the first part do further covenant and agree that should said party of the second part, after default by said part 19 3f the first part proceed to enforce the payment of any sum that may be secured by this deed by placing the same in the hands of an autorney for collection, said party of the second part shall be entitled to recover, as a part of the debt hereby secured, the per cent. of the indebtedness as attorney's fees.

And the said part 10.5 of the first part bereby irrevocably appoint. It and constitute I the said party of the second part, its successors and assigns, Attorney in fact for. The Athe said part 1008 the first part, and in the irrespondence and stead, upon default in the payment of said principal or interest at any time when the same shall be due, or upon breach by the said part 1000 the first part of any of the covenants in this deed, to nominate and constitute a Trustee to sell said property at public outcry, in the said manner of Trustees' sales, without order of any Court, and to convey the same, and the equity of the said part 10.3 of the first part therein, and the said part 10.5 of the first part agree. that the said trustee shall receive for such services ten per cent, of the proceeds of such sale, or if all amounts secured by this deed are paid to said trustee before such sale be made, the said Trustee shall receive for his services ten per cent, of the principal amount secured by this deed, which commission, it is agreed by the said part 10.5 of the first part, is proper and reasonable. It is covenanted and agreed that the purchaser at said sale shall be given immediate peaceable possession of said property, and on failure of such purchaser to obtain such possession he shall have all the rights and remedies against anyone in possession, as are given by law against a tenant holding over. The said Trustee shall have the right to employ an auctioneer to make said sale, and such auctioneer shall be paid the usual auctioneer's commissions from the proceeds of said sale.

	The said Trustee shall have the right to employ an auctioneer to make said sale, and such auctioneer shall be paid the usual auctioneer's commissions from the proceeds of said sale.  And the said
	and their heirs he said property above described and premises unto the said REALTY SAVINGS AND
	TRUST COMPANY, its successors and assigns, against A. and C. B. Ash, Executions.  and their  beirs, and against all and every other person whatsoever shall and will warrant and ever defend by these presents.
	IN WITNESS WHEREOF, the said J. &. and C. B. Ash, Executors.
	hereunto set their hand and seal the day and year first above written.
Victorian and Australian State of State	Signed, Sealed and Delivered in Presence of Us. [Seal]
44.	Mergeret m mc Nach, (SEAL)
	Executors for the Estate of J. H. Agh, deceased.
	Chilian commy,
<sup>2</sup> Mari muu muunuu maanna maa	GEORGIA.  GEORGIA  Courte  Courter  Cou
1990)	and asserted day of the ANTY SANTEST CO.
	Sien and ami delivered By
200	The T. Huntarian





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