

MORTGAGE OF REAL ESTATE

the performance of any obligation or agreement, the time stated enters into the consideration and is of the essence of the entire contract.

11. As further security for the payment of the note herein described and for the performance of all the terms, conditions, and covenants of said note and of this mortgage, first party hereby transfers, assigns, and sets over to second party, his successors and assigns all of the crops sown or growing upon the said mortgaged premises at the time of any default hereunder and thereafter, and all of the rents, issues, and profits of the said mortgaged premises unpaid and uncollected at the time of any such default, and thereafter and upon filing suit for foreclosure, or at any time thereafter, second party shall be entitled to have a receiver appointed to take charge of the said mortgaged premises, and the crops sown or growing thereon, together with the said rents, issues, and profits arising therefrom and hereby assigned, and hold the same subject to the order and direction of the court.

12. In the event said debt, or any part thereof, is established by or in any action for foreclosure of this mortgage, second party may also recover of first party, in addition to the said debt or so much thereof as shall be unpaid, a reasonable sum for the attorney of second party for professional services rendered in such action, not to exceed ten per centum of the amount of principal, interest, and all advances made or liens paid by second party under the terms hereof then unpaid, such fee to be incorporated in the judgment of foreclosure in such action.

13. First party shall hold and enjoy the said premises until default of any of the installments as provided in said note or a breach of any of the covenants or conditions of this mortgage shall be made; however, any agent or representative of second party may enter upon said premises at any time for the purpose of inspecting same or for any other purpose desired by second party.

14. All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law and may be pursued concurrently. All obligations of first party herein and hereunder shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of first party; and all rights, powers, privileges, and remedies herein conferred upon and given to second party shall extend to and may be exercised and enjoyed by the successors and assigns of second party and by any agent, attorney, or representative of second party, his successors or assigns. Wherever the context so admits or requires, the singular number where used throughout this instrument shall include the plural, and plural shall include the singular, and the masculine shall include the feminine. In Case of error or omission in this mortgage or the note which it secures, a mortgage and note to correct the same, dated as of this date will be promptly executed by first party.

WITNESS my hand and seal, this the 25th day of August in the year of our Lord nineteen hundred and thirty-seven and in the one hundred and sixty-second year of the Sovereignty and independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of:

T. V. Fletcher

L. E. Wood

S. C. Dickson (Seal)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me T. V. Fletcher and made oath that he saw the within named S. C. Dickson sign, seal, and as his act and deed deliver the within mortgage; and that he, with L. E. Wood witnessed the execution thereof.

Sworn to and subscribed before me
this the 28th day of August, 1937.

T. V. Fletcher

L. E. Wood, (L.S.)
Notary Public for South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF SPARTANBURG.

RENUNCIATION OF DOWER

I, L. E. Wood, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Sallie Dickson, the wife of the within named S. C. Dickson, 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 Land Bank Commissioner, his successors and assigns, all her interest and estate, and also 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
28th day of August, 1937.

Sallie Dickson

L. E. Wood, (L. S.)
Notary Public for South Carolina