

AND IT IS AGREED, by and between the said parties, that I, the mortgagor, am to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt or interest thereon, be past due and unpaid I hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors, Executors, Administrators, or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS my hand and seal this 29th day of March in the year of our Lord one thousand nine hundred and fifty-eight

Signed, Sealed and Delivered in the presence of

Freddie Miller } (L.S.)
John Bearden } (L.S.)
Seth W. Scruggs (L.S.)

TEXAS
State of South Carolina
County of McLennan

PROBATE

PERSONALLY APPEARED BEFORE ME Jo Ann Bearden

and made oath that s he saw the within named Seth W. Scruggs

sign, seal and as his act and deed deliver the within written deed and that s he with

Freddie Miller

witnessed the execution thereof.

Sworn to before me, this 29

day of 29 March, A. D. 1958

Darwin W. Miller (SEAL)
Notary Public, TEXAS

Jo Ann Bearden

My Commission expires: 6-1-59

TEXAS
State of South Carolina
County of McLennan

RENUNCIATION OF DOWER

I, Darwin W. Miller

Texas
a Notary Public for South Carolina,

do hereby certify unto all whom it may concern, that Mrs. Bobbie H. Scruggs

the wife of the within named

Seth W. Scruggs

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 Peoples National Bank as Trustee under the Will of John W. Nix, its Successors 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 29 day of March, A. D. 19 58

Darwin W. Miller (SEAL)
Notary Public, TEXAS

Bobbie H. Scruggs

My Commission expires: 6-1-59