judgments, or amount which should, under the terms of this instrument, be paid by first party, and they cooke or cause to be made any repairs necessary to place or keep the buildings and improvements on said and in good order and condition, and any sums so paid or advanced by second party for insurance premiums, taxes, liens, assessments, judgments, other encumbrances, or repairs shall be added to the principal indebtedness hereby segments and shall become part thereof, and the repayment thereof, with simple interest from the date of payment by second party, at the highest rate authorized to be charged under the Federal Farm Loan Act, as amended, shall be secured by this instrument in the same manner and to the same extent as the original indebtedness hereby secure is and second party shall be subrogated to all rights of the person or persons to whom such payments may be made.

- 7. First party represents and declares as a condition hereof and as a part of the consideration for the beau secured hereby that he does hereby waive and renounce for himself, his heirs, administrators, and executes all rights that now exist or that may hereafter exist under the laws of the State of South Carolina to require a conpraisal of the property herein described, before or after the foreclosure sale thereof, and agrees to pay the oil amount of the indebtedness secured hereby, and the full amount of the deficiency in the payment thereof that may be established by the foreclosure sale of the property herein described, without requiring an approisal of the property erty herein described, either before or after the foreclosure sale thereof, and without any defende an set-sen because of the alleged true value of said land, or for any other reason.
- 8. If first party shall fail to pay any installment of principal or interest, at or before the date when the some shall become due and payable, or shall fail to procure and maintain insurance on the buildings of the lend in accordance with the terms of this instrument, or to pay the premium on any insurance procured by first to ty when and as the same is due and payable, or shall fail to pay any taxes, dens, assessments or judgments, which may be or become a lien against the property, before or when the same shall become due and payable, or of the buildings, fences, and other improvements on said land are not liven in good order and condition, are not or waste is committed or permitted to er on the said property or the buildings, itness, or hourselves thereon, or if any fixtures or improvements are removed from or changed on said property, or if my titimber are cut for any purposes or worked for turpenting without the consent of second party, all in seen base with the covenants herein contained, or if first party shall fail to keep or perform, or shall violate any other, am, condition, or covenant of this instrument, or of any other instrument secretary will great many products after aforesaid. Act of Congress or any amendment thereto, or any of the case and regulations a such or than the issued by the Farm Credit Administration or the Land Bank Commissioner, top obtain, or ission on the lation, or event shall constitute a default on the part of first party, and second parts shall be a the river to ately, at its option, to exercise any right, power, and privilege, and to answears record or remodies for remodies f vided for in case of default, and any others authorized by law
- In the event of any default by first party under the terms of vide becomes a the enter sind bredered according. by this instrument, including principal remaining unpaid and interest thereon real all successful are second party for taxes, liens, assessments, or judgments, or for insurance premiums or reperts, or others a dall at the option of second party at once become due and payable without notice, and second party at once become due and payable without notice, and second party about the relative proceed forthwith to forcelose this mortgage, and any waiver by second party of any conclusion was a coverage of any violation thereof, shall not be construed as a value of any similar and for action and the construed as a value of any similar and for action and the construed as a value of any similar and for action and the construed as a value of any similar and for action and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed as a value of any similar and the construed and the construed as a value of any similar and the construed and the construed as a value of any similar and the construed and the c act or acts, or omission or omissions, at any subsequent time. Where, by the terms and conduct of the strument or of any other instrument securing said note, a larger to explain the formal and the strument of the securing said note. money or the performance of any obligation or agreement, the time stated enters into the contribution of the performance of any obligation or agreement, the time stated enters into the contribution of the performance of any obligation or agreement, the time stated enters into the contribution of the performance of t essence of the enfire contract.
- 10. As further security for the payment of the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and for the performance of all the note herein described and conditions, and covenants of said note and of this mortgage, first party hereby transfers, assigns, and to the said note and of this mortgage, first party hereby transfers, assigns, and to the said note and of this mortgage, first party hereby transfers, assigns, and to the said note and of this mortgage, first party hereby transfers, assigns, and to the said note and of this mortgage, first party hereby transfers, assigns, and the said note and the said not second party all of the crops sown or growing upon the sold mentions I premies at the time of the felicit hereunder and thereafter, and all of the rents, issues, and profess of the sold mortgaged profess a read-limit and collected at the time of any such default, and thereafter, and upon thing out for correlative of the after, second party shall be entitled to have a receiver appointed to have change of the said uncommand and the crops sown or growing thereon, tegraher with the said remains some and present to increase hereby assigned, and hold the came subject to the order and direct to a the country.
- 11. In the event said debt, or any part thereof, is established a second and a sent mortgage, second party may also recever of first party, in a blinker to be said be set to be small be unpaid, a reasonal lesum for the attorney of second perty or a reasonal section of the amount of principal, interest and the great section of the amount of principal, interest and the great section of the amount of principal, interest and the great section of the amount of principal interest and the great section of the amount of principal interest and the great section of the amount of principal interest and the great section of the amount of principal interest and the great section of the
- 12. First party shall hold and only the said pression of the growing as provided in said note or a breach of any of the coverence of second party may every agent or representative of second party may every any every second. inspecting same or for any other purpose defined by home a class
- 18. All rights and power. Letein conferred one constant a consequence of the particle of the p logs, and remedies here n conformal trace and promite and promiting and remedies here n conformal trace and promite and promitional by the successors and resigns of several party, it's successors of assigns. Wherever, it's successors of assigns, wherever it's successor as a large transfer at this instrument shall all a anchole to the plant and that the instrument shall all a anchole the plant and the plant. South the leafener vise. In once, a common or sension, in and note to convert the second directors of side once will be

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America.

Signed, Scaled and Delivered

Awole S. Free ...

in the Presence or

Myenia Richards

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