

14. That the land and said property described hereinabove shall be the subject of and covered by this mortgage even though Mortgagor shall acquire his title to same after the execution of this mortgage.
15. That Mortgagor hereby assigns to Mortgagee all rents, profits, and other income derived from said property; and Mortgagor does hereby authorize and empower Mortgagee (1) to take possession of said property at any time there is any default in the payment of any debt hereby secured or in the performance of any covenant or obligation herein contained and to rent said property for the account of Mortgagor, and (2) upon commencement of any judicial or other proceedings to enforce any right under this mortgage, to have a Receiver for said property appointed by a court of competent jurisdiction upon application by Mortgagee and production of this mortgage, without other evidence and without notice of hearing of said application. Such Receiver shall have, among other things, full power to rent, lease, and operate said property and collect all rents, profits and other income therefrom during said default and any period of redemption. All rents, profits, and other income collected as herein provided by either Mortgagee or Receiver, after deduction for costs of collection and administration, shall be applied in such manner as Mortgagee or the court may direct to payment of the mortgage debt or items of any nature that are payable by Mortgagor under this mortgage; and if Mortgagor be in default in the payment of any other debt to Mortgagee not secured by this mortgage, Mortgagee or Receiver may apply the rents, profits, or other income so collected to the reduction of same.
16. THAT THIS CONVEYANCE IS MADE UPON THE EXPRESS CONDITION that, if Mortgagor shall well and truly pay, or cause to be paid, when due, the indebtedness evidenced by the instrument(s) of debt, herein described, and all sums which may be advanced by Mortgagee hereunder, together with interest thereon as herein provided, and shall fully perform all the terms, covenants, and conditions hereof, then this conveyance shall be null and void; otherwise, to remain in full force and effect. BUT, TIME BEING OF THE ESSENCE HEREOF, SHOULD DEFAULT BE MADE in the payment when due of any sum owing under said instrument(s) of debt or under any extension or renewal thereof or under any agreement supplementary thereto, or should Mortgagor fail to repay any advances, together with interest, made by Mortgagee to or for Mortgagor, or otherwise fail to keep or perform any covenant, condition, or agreement contained or referred to in this mortgage, Mortgagee is hereby irrevocably authorized and empowered at its option and without notice: (1) to declare the entire indebtedness hereby secured immediately due and payable and to foreclose this mortgage in the manner hereinafter set out; (2) to incur and pay any reasonable expenses for repair or maintenance of said property and any expenses or obligations Mortgagor fails to pay as agreed in this mortgage, including taxes, levies, assessments, insurance premiums, and any other necessary costs and expenditures for the protection, preservation, and enforcement of this lien; and (3) to pursue any remedy provided by law.
17. That Mortgagor will pay or reimburse Mortgagee for all expenses necessary to enforce the provisions of this mortgage and the instruments referred to in it, including costs of evidence of title to and survey of said property, court costs, recording costs, and attorneys' fees.
18. That all moneys advanced or expended by Mortgagee as provided in this mortgage, with interest at the rate per annum hereinabove first specified until repaid, shall become a part of the indebtedness hereby secured and shall be due and payable by Mortgagor to Mortgagee immediately after such expenditure and without demand, at the place designated in the instrument(s) of debt or at such other place as Mortgagee may designate.
19. That Mortgagee or its agent may bid for and purchase said property as a stranger at any foreclosure or other sale, and Mortgagor's lawful share of the price for which said property is sold to Mortgagee or its agent may be paid by crediting at Mortgagee's option any debts owing by Mortgagor to Mortgagee with payment in a sum equal to such lawful share.
20. That Mortgagee may foreclose this mortgage in accordance with the statutes made and provided therefor and existing at the time of the commencement of foreclosure action, and under terms and conditions agreeable to Mortgagee.
21. That application of the proceeds of foreclosure sale shall be made in the following order: (1) to the payment of the costs of foreclosure, including expenses of advertising, selling, and conveying said property, abstracts of title and other title evidence covering said property, attorneys' fees, and court costs; (2) to the payment of the indebtedness secured by reason of this mortgage computed with interest to the date of such sale; (3) to the payment of secondary liens duly approved and allowed by the court or otherwise; (4) to the payment of Mortgagee's option at any other indebtedness owing from Mortgagor to Mortgagee; and (5) any balance shall be delivered to Mortgagor.
22. That, as against the indebtedness hereby secured and to the extent permitted by law, Mortgagor does hereby relinquish all rights of homestead in said property and does hereby waive all present and future valuation or appraisal laws and all exemptions of any kind to which Mortgagor may be entitled under the laws and constitution of the jurisdiction in which said property is situated.
23. That each right, power, or remedy herein conferred upon Mortgagee is cumulative to every other right, power, or remedy of Mortgagee, whether herein set out or conferred by law, and may be enforced concurrently.
24. That all notices to be given under this mortgage shall be delivered or forwarded by registered mail, addressed in the case of Mortgagor to the post office address of the real estate described in this mortgage, and in the case of Mortgagee to Farmers Home Administration, United States Department of Agriculture, at Greenville, South Carolina, or at such other place as Mortgagee may designate.
25. That if Mortgagor, the heirs, executors, administrators, successors, or assigns of Mortgagor shall pay unto Mortgagee or its assigns all of the indebtedness hereby secured as hereinabove provided and shall perform each and every covenant, condition, and agreement contained or referred to in this mortgage, then this mortgage shall be null and void; otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, the said J. C. Morgan and Ollie N. Morgan, his wife joining in this deed as Mortgagor, and relinquishing and conveying all rights by descent, and dower and all other rights in and to said property, hereunto have set hands and seals this 30th day of August, 19 56.

J. C. Morgan (SEAL)
(Husband)
Mrs. Ollie Morgan (SEAL)
(Wife)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
C. Paul Manly (Witness)
Mrs. Burklin & Meloma (Witness)