

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 judgement of foreclosure in such action.

13. First party shall hold and enjoy the said premises until default in payment 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 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 10th. 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:

J. M. Richardson  
Julia C. Richardson

Walter L. Peterson (Seal)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me, Julia C. Richardson and made oath that she saw the within named Walter L. Peterson, sign, seal and as his act and deed deliver the within mortgage; and that she with Jas. M. Richardson witnessed the execution thereof. Sworn to and subscribed before me this the 14th. day of August, 1937.

Jas. M. Richardson (L. S.)  
Notary Public for South Carolina

Julia C. Richardson

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, James M. Richardson, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Alice Peterson, the wife of the within named  
x 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 14th. day of August, 1937  
Jas. M. Richardson (L. S.)  
Notary Public for South Carolina  
her  
Alice x Peterson  
mark  
Recorded Aug. 17, 1937 at 11:06 a.m.