( continued from page 205)

and other revenues collected as herein provided by either the mortgagee or the Receiver shall be applied after decuction for all costs of collection and administration upon the mortgage debt in such manner as the Mortgagee or the court may direct; Provided, however, that 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 and other revenues hereby collected to the reduction of same

- 19. That all rights, privileges, benefits, obligations and powers herein conferred on the Mortgagee, may be exercised on behalf of the Mortgagee by the Administrator of the Farmers Home Administration, or by the head of any other agency of the Federal Government that may from time to time be vested with authority over the subject matter of this contract, or their duly authorize representatives.
- 20. THAT TIME IS OF THE ESSENCE of this mortgage and of the note and other instruments herein referred to, AND SHOULD DEFAULT be made in the payment of any installment due under said note or under any extension or renewal thereof or under any agreement supplementary thereto, or should Mortgagor fail to keep or perform any covenant, condition or agreement herein contained or referred to, then in any of said events Mortgagee is hereby irrevocably authorized and empowere at its option and without notice and without affecting the lien hereby created or its priority or any right of Mortgagee hereunder (1) to declare the entire indebtedness herein secured immediately due and payable and to foreclose this mortgage in the manner hereinafter set out, (2) to inspect and repair said property and to incur any reasonable expense in the maintenance of said property, including the payment of taxes, insurance premiums, and any other necessary costs and expenditures for the preservation and protection of this lien, or (3) to pursue any remedy for it by law provided: PROVIDED, HOWEVER, 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 therewith. All monies advanced or expended by Mortgagee as herein provided, including the costs of evidence of title to and survey of said property, reasonable attorney's fees, court costs and other expenses incurred in enforcing the provisions thereof, with interest at three and one-half per cent( $3\frac{1}{2}\%$ ) per annum until repaid, shall become a part of the in debtedness herein secured and shallbe payable by Mortgagor to Mortgagee immediately after such expenditure and without demand, in lawful money of the United States, at Greenville, S.C. or at suc other place as Mortgagee may designate.
- 21. That Mortgagee may foreclose this mortgage by action in a court of competent jurisdicti in accordance with the laws existing at the time of the commencement thereof, and said property may be sold on terms and conditions satisfactory to Mortgagee.
- 22. That should this said property be sold under foreclosure: (1) Mortgagee or its agent may bid at such sale and purchase said property as a stranger; (2) Mortgagor will pay a reasonable attorney's fee to Mortgagee for the foreclosure thereof, together with any other costs, fees, and expenses incurred in connection therewith; (3) Mortgagor does hereby expressly waive and release all rights and equity of redemption, all present and future valuation or appraisement laws end, as against the indebtedness hereby secured, Mortgagor waives all exemption which he has or to which he may be entitled under the Constitution and laws of the State of South Carolina.
- That the land and said property described herein shall be the subject of and covered by this mortgage evem though the Mortgagor shall have acquired title to same after the execution of this mortgage.
- That if at any time it shall appear to the Mortgagee that Mortgagor may be able to obtain a loan from a Federal Land Bank, or other responsible cooperative or private credit source at a rate of interest not exceeding 5 per cent per annum, and terms for loans for similar periods of time and purposes prevailing in the area in which the boan is to be made, Mortgagor will ,upon request of the Mortgagee, apply for and accept such loan in sufficient amount to repay the Mortgagee and to pay for any stock necessary to be purchased in the cooperative lending agency in connec tion with the loan.

GIVEN under our hands and seals this the 26th day of August 1947.

Signed, sealed and delivered in the presence of:

P. Bradley Morrah. Jr.

Woodrow W. Pressley (husband) (SEAL)

Annie G. Pressley

(wife)

(SEAL)

L. M. Verdin

(Witness)

THE STATE OF SOUTH CAROLINA ) COUNTY OF GREENVILLE

Before me, P. Bradley Morrah, Jr. . Notary Public of South Carolina , personally appeared L. M. Verdin and made oath that he saw the within named Wesdrow W. Pressley & Annie G. Pressley, sign, seal and as their act and deed, deliver the within written mortgage for the uses and purposes herein mentioned, and that he with P. Bradley Morrah, Jr. witnessed the execution thereof and subscribed their names as witnesses thereto.

SWORN to and subscribed before me. this 17th)

day of September, 1947

P. Bradley Morrah, Jr. Notary Public of South Carolina

My Commission expires at the pleasure of the Governor.

C. M. Verdin Witness