

And if at any time any part of said debt, or interest thereon, be past due and unpaid, it does hereby assign the rents and profits of the above described premises to said mortgagee, or its successors, 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 thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if, it the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said HENSONS' INC. has caused its corporate seal to be hereunto affixed, and these presents to be subscribed by its duly authorized officers on this the 16th day of December in the year of our Lord one thousand and nine hundred and sixty-one and in the one hundred and eighty-sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

*Janice A. Gustavel*

*J. T. Arledge*

HENSONS' INC. (SEAL)

By: *Virgil B. Hanson* President (SEAL)

and *John Earl Hanson* Secretary (SEAL)

THE STATE OF NORTH CAROLINA ) Polk County )

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me J. T. Arledge and made oath that he saw the within named HENSONS' INC. by Virgil B. Hanson, as President, and John Earl Hanson, as Secretary, sign, seal and as its act and deed deliver the within/deed, and that he with Janice A. Gustavel witnessed the execution thereof.

SWORN TO before me this 16th day of December A.D., 1961.

*Laura N. Arledge* (SEAL) Notary Public, Polk County, N.C.

*J. T. Arledge*

My commission expires: 8/16/63