

7. As further security for the payment of the note herein described and for the performance of all the terms, conditions and covenants of said note and of this mortgage, first parties hereby transfer, assign and set over to second party, its successors and assigns, all of the crops sown or growing upon 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, its successors and assigns, 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.

8. In the event, that said debt or any part thereof, is established by or in any action for foreclosure of this mortgage, second party, in addition to the said debt or so much thereof as shall be unpaid may also recover of first parties, a reasonable sum for the attorney of the second part for professional services rendered in such action, not to exceed ten percent of the amount of principal, interest and all advances made or here paid by second party under the terms hereof then unpaid, such fee to be incorporated in the judgment of foreclosure in such action.

9. First parties 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 and conditions of this mortgage shall be made.

10. This mortgage is given to secure the purchase money or a part thereof, of the lands herein described, and is executed and delivered contemporaneously with the deed therefor.

11. All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law. All obligations of first parties herein and hereunder shall extend to and be binding upon the heirs, executor, administrators, successors and assigns of first parties; 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, officer, ^{attorney} or representative of second party, its successors or assigns. Wherever the context so admits or requires, the singular number where used throughout this instrument shall also include the plural, and plural shall include the singular. In the event of any error or omission in this mortgage or the note which it secures, first parties shall promptly, on request of second party, execute a new note and mortgage to correct such error or omission which new note or mortgage shall bear the date of this instrument.

Witness my hand and seal this the 15th day of October