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made upon the terms and conditions described and set forth in the mortgagee's standard form of commission seed contract, and all commissions or other earnings accruing to the mortgagor in the purchase of said seed shall be applied and credited on the indebtedness secured by this mortgage. Should the mortgagor fail or cease to purchase cotton seed for the mortgagee as herein required then and in that event the whole amount of said mortgage indebtedness, including principal and interest, if not then due, shall thereupon, if the holder of said note and this mortgage so elect, become due and payable forthwith, and the holder of said note and this mortgage shall have the right to foreclose same.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, or if at any time the mortgagor defaults in or breaches any of the covenants or agreements herein contained, then in either event the mortgagor hereby assigns the rents and profits of the above described premises to the mortgagee or its successors or assigns, and agrees 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 thereof (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 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, 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 the said mortgagor is to hold and enjoy the said premises until default of payment shall be made, or until default in any of the covenants and agreements herein contained.

Witness my hand and seal this the 28th day of August 1931.

Signed, sealed and delivered in the presence of:

Alender Hughes, (SEAL)

Hannah L. Shepherd.

G. Dewey Oxner.

State of South Carolina,
Greenville County.

Personally appeared before me Hannah L. Shepherd, and made oath that she saw the within named Alender Hughes sign, seal, and as his act and deed deliver the within written deed, and that she with G. Dewey Oxner witnessed the execution thereof.

Sworn to before me this 28th day of August 1931.

Hannah L. Shepherd.

G. Dewey Oxner (SEAL)

Notary Public for S. C.

Renunciation of Dower.

Mortgagor unmarried.

Recorded this the 29th day of August 1931 at 1:35 P. M.