

22. That all rights, privileges, benefits, obligations and powers herein conferred on Mortgagee or the Government may be exercised on behalf of Mortgagee or the Government 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 his duly authorized representative.

23. 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 any amount due under this mortgage or under any extension or renewal thereof or under any agreement supplementary to either, or should Mortgagee 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 empowered, at its option and without notice and without affecting the lien hereby created or its priority or any right of Mortgagee hereunder, 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; and the Government, upon succeeding to the rights of Mortgagee, is hereby irrevocably authorized and empowered, in like manner (1) to declare the entire indebtedness herein secured immediately due and payable and to foreclose this mortgage in the manner hereinafter set out, or (2) to pursue any remedy for it by law provided: *Provided, however,* That each right, power or remedy herein conferred upon the Government 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. It is understood and agreed that Mortgagee shall accept the benefits of the mortgage insurance granted by the Government, in lieu of any right of foreclosure which Mortgagee may have against the mortgaged property and any right to a deficiency judgment against Mortgagee on account of the indebtedness secured hereby. All moneys advanced or expended by Mortgagee and the Government 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 hereof, with interest at three percent (3%) per annum until repaid, shall become a part of the indebtedness herein secured, and shall be payable as hereinafter provided, as part of the principal obligation immediately after such expenditure and without demand, in the full amount of the United States, at the place designated in the promissory note, or at such other place as the Government may designate.

24. That the Government, upon succeeding to the rights of Mortgagee, may foreclose this mortgage by application to a court of competent jurisdiction in accordance with the laws existing at the time of the commencement of the suit, and the property may be sold on terms and conditions satisfactory to the Government.

25. That should said property be sold under foreclosure: (1) The Government or its agent, or Mortgagee, shall have such sale and purchase said property as a stranger; (2) Mortgagee will pay a reasonable attorney's fee and other expenses for the foreclosure thereof, together with any other costs, fees and expenses incurred in connection with the foreclosure; (3) Mortgagee does hereby expressly waive and release all rights and equity of redemption, all present and future title or appraisal laws, and, as against the indebtedness hereby secured, Mortgagee waives all exemption, right of redemption or to which he may be entitled under the constitution and laws of the State of South Carolina.

26. That the land and said property described herein shall be the subject of and covered by this mortgage, and Mortgagee shall have acquired title to same after the execution of this mortgage.

27. That if at any time it shall appear to the Government that Mortgagee may be able to obtain a loan from a responsible cooperative or private credit source at a rate of interest not exceeding five percent (5%) per annum, and that for loans for similar periods of time and purposes prevailing in the area in which the loan is to be made, Mortgagee will, upon request of the Government, apply for and accept such loan in sufficient amount to repay Mortgagee and to pay for any stock necessary to be purchased in the cooperative lending agency in connection with the loan.

Given under their hand and seal, this the 21 day of October, 1954.

Signed, sealed and delivered in the presence of:

Louise M. Moore (Witness) John E. Baskin (Husband) [SEAL]

Robert B. Kay (Witness) Ruby H. Baskin (Wife) [SEAL]

ACKNOWLEDGMENT

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

ss:

Before me, Robert B. Kay, Notary Public of South Carolina, personally appeared Louise M. Moore and made oath that she saw the within named John E. Baskin and Ruby H. Baskin sign, seal and, as witnesses, and deliver the within written mortgage for the uses and purposes herein mentioned, and that he, Robert B. Kay, witnessed the execution thereof, and subscribed their names as witnesses thereto.

SWORN to and subscribed before me, this 21 day of October, 1954.
Robert B. Kay
Notary Public of South Carolina.

[SEAL]

My commission expires: At the Governor's Pleasure

RENUNCIATION OF POWER

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

ss:

I, Robert B. Kay, Notary Public of South Carolina, do hereby certify to all whom it may concern that Mrs. Louise M. Moore, within named John E. Baskin and Ruby H. Baskin, on this day 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 quit all her interest in the within named United States of America, Division of Home Loans, Farmers Home Administration, and in the United States of America, assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the within mentioned and released.

GIVEN under my hand and seal, this 21 day of October, 1954.
Robert B. Kay
Notary Public of South Carolina.

Recorded November 1st. 1954 at 12:40 P. M.