

or perennial, including fruit crops, grown or growing, either already planted or to be planted and/or maturing within one year from the execution of such mortgage. Such mortgage shall be a lien upon the property therein described from the time of the docketing of such mortgage as provided for herein, which lien shall be good and valid against, and superior to all rights of, subsequent creditors, purchasers, mortgagees, and other lienors and encumbrancers, and any of them, and for the purposes of this Act, all such property shall be deemed to be personal property and mortgageable as such.

54B. Lien or Mortgage on Crops. The lien of any mortgage on crops executed in pursuance of the provisions of this Act shall be superior to any mortgages or judgments or other liens upon the land upon which any such crop has been so seeded and/or may be growing, and any sale made under any mortgage or judgment or other lien upon such land before said crop has been severed shall be made subject to the lien on said crops as provided for in this Act; provided, however, that the provisions of this Act shall not in any manner whatever affect any mortgage or judgment, or other lien upon the land, recorded prior to the approval of this Act.

54C. Future Advances. Any such mortgage may secure future advances to be made by the mortgagee, at its option, within a period of five years from the execution of such mortgage, but not to exceed in the aggregate an amount stated in such mortgage; and all advances so made shall be secured by such mortgage equally and to the same extent as the amount originally advanced on the security of such mortgage, and all such future advances shall be a lien upon the property therein described from the time of the docketing of such mortgage, good and valid against and superior to all rights of subsequent creditors, purchasers, mortgagees and other lienors and encumbrancers and any of them.

54D. Replacements: Fodder Crops, etc. Such mortgage may include replacements of any of the mortgaged property therein described and all increase of animals and livestock of all kinds. No chattel mortgage of livestock and hay, grain or other food stuffs shall be invalid in any particular because provision is contained therein, or the mortgagee consents, that the mortgagor may use and consume food, forage and/or fodder crops in preserving and preparing for market the livestock covered thereby.