in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises, or either of them, are pledged to the party of the second part or his assigns as additional collateral security, and said party of the second part or his assigns or heirs shall be entitled to the possession of said premises by receiver or otherwise.

Provided, always, that if the said C. H. Hatcher Jr. his heirs or assigns, do and shall well and truly pay or cause to be paid, unto the said Charles Page, the aforesaid debt or principal sum of Two Thousand ($ 2000.00) Dollars, on the 5th day of November, 1908, the day and time hereinbefore mentioned and appointed for the payment of same, together with interest as aforesaid, and shall perform all the covenants and agreements herein, then and from thence forth this indenture and the estate hereby granted shall cease and determine and become void, and anything hereinbefore contained to the contrary thereof in anywise notwithstanding. And in case of any default in the payment of said indebtedness or failure of the said party of the first part to fulfill and carry out any of the stipulations and agreements contained herein, said party of the second part, his heirs or assigns, agent or attorney, is hereby authorized and empowered to declare the whole indebtedness hereby secured at once due and payable, and to take charge of said property on demand, without process of law, and sell or dispose of the same, or so much thereof as may be necessary, at public sale, without appraisement, (the appraisement required by law being hereby expressly waived),