

waive any and all claim or right against said mortgage, its successors or assigns, to any payment or rebate on or offset against the interest or principal or premium of said mortgage debt, by reason of the payment of any of the aforesaid taxes or assessments.

THIRD. That the said mortgagors will also keep all buildings erected and to be erected upon said lands insured against loss and damage by tornado or fire with insurers approved by the mortgagee in the sum of \$1500.00 dollars, as a further security of said mortgage debt, and assign and deliver to the mortgagee all insurance upon said property.

FOURTH. If said mortgagors make default in the payment of any of the aforesaid taxes or assessments, or in procuring and maintaining insurance as above covenanted said mortgagee, its successors or assigns may pay such taxes and effect such insurance, and the sums so paid shall be a further lien on said premises under this mortgage payable forthwith with interest at the rate of ten (10) per cent per annum.

FIFTH. Should default be made in the payment of said monthly sums, or of any of said fines, or taxes, or insurance premiums or any part thereof, when the same are payable as provided in this mortgage and in said note and said by laws and should the same, or any part thereof remain unpaid for the period of six (6) months, then the aforesaid principal sum of Fifteen Hundred dollars with all arrearages thereon, and all penalties taxes and insurance premiums shall, at the option of said mortgagee or of its successors or assigns become payable immediately anything heretofore contained to the contrary notwithstanding. In the event of legal proceedings to foreclose this mortgage the indebtedness thereby secured shall bear interest from the filing of such foreclosure proceedings at the rate of ten (10) per cent per annum in lieu of the further payments of monthly installments.

SIXTH. The said mortgagors shall pay to the said mortgagee or to its successors or assigns, a reasonable attorney's fee in addition to other legal costs as often as any legal proceedings are taken to foreclose this mortgage for default in any of its covenants or as often as the said mortgagors or mortgagee may be made defendant in any suit affecting the title to said property which sum shall be an additional lien on said premises.

SEVENTH. As further security for the indebtedness above recited the mortgagor hereby assigns the rentals of the above property mortgaged to the mortgagee and in case of the default in the payment of any monthly installment the mortgagee or legal representative may collect said rents and credit of the sum collected less cost of collection, upon said indebtedness and these promises may be enforced by the appointment of a Receiver by the Court.

In Witness Whereof the said mortgagors have hereunto set their hands and seal- on the day of-- November A.D. 1922.

J. C. Hamilton  
Georgia Hamilton