

against loss or damage by tornado to the extent of sixty seven thousand five hundred dollars in some company or companies acceptable to said Mortgagee and for the benefit of said mortgagee, and will deliver the policies and renewals thereof to said mortgagee. Provided that if the said mortgagor shall fail or neglect to procure, pay for or deliver such insurance policies to the Mortgagee, the then holder of this mortgage may at their option do so and be reimbursed as hereinafter provided,

It is hereby further agreed that this mortgage secures the payment of all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal debt of the interest upon the same during said time of extension.

And it is further expressly understood and agreed between the parties as follows:  
DEFAULT FOR NON PAYMENT OF INTEREST.

First - Should the said mortgagor its heirs, legal representatives or assigns, fail to pay any part of the principal or interest aforesaid when due, or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at once become due and payable at the option of the holder without notice, and this mortgage may therefore be foreclosed immediately for the whole of said debt, interests, costs and other amounts payable thereunder.

FOR NON PAYMENT OF TAXES.

Second - Should the said mortgagor, its heirs, legal representatives or assigns, fail to make payment of any taxes, assessments, fire insurance premiums and other charges payable by it, the said mortgagee, may at its option make payment thereof, and the amounts so paid with interest at ten per centum per annum shall be added to and become a part of the debt secured by this mortgage without waiver of any rights arising from breach of any of the covenants, and for such payment with interest as aforesaid, the premises hereinbefore described as well as the mortgagor, its heirs, legal representatives and assigns, shall be bound to the same extent that they are bound for the payment of the notes herein described.

PROVISIONS FOR APPOINTMENT OF RECEIVER.

Third - In case any bill or petition is filed in an action brought to foreclose this mortgage, the Court may on option of the mortgagee, its successors or assigns, without respect to the condition of value of the property herein described, appoint a Receiver to take immediate possession of the mortgaged premises, to maintain and lease the same, and to collect the rents and profits arising therefrom during the pendency of such fore closure and until the debt is fully paid, and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses attending to execution of said trust.

PROVISIONS FOR ATTORNEY'S FEES AND COSTS.

Fourth - In the event of this mortgage being foreclosed or of proceedings being brought for that purpose, the said Mortgagor, its heirs, legal representatives and assigns, shall pay such sum as the Court shall consider reasonable as attorney's fees, the same to be taxed as part of the cost of the case, for the benefit of the plaintiff or complainant and the same shall be a lien on the premises hereby mortgaged, and shall be due and payable when action is commenced; and for the consideration above, the appraisement of said real estate and all benefits of the homestead and stay laws of said state are hereby expressly waived.

Fifth. In the event of the enactment after the date hereof of any Federal or State Law deducting from the value of land for the purpose of taxation any lien thereon, or