

DEFAULT FOR --- SIXTH--Should the said Mortgagors their heirs, legal representatives, or  
NON-PAYMENT)  
OF INTEREST) 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 or  
if for any cause the security under this mortgage should become impaired the entire debt  
remaining secured by this mortgage shall at once become due and payable if the holder there-  
of so elect, and all notice of such election is hereby waived. COMPARED

FOR NON- SEVENTH-- Should the said Mortgagors their heirs, legal representatives or as-  
PAYMENT  
TAXES signs fail to make payment of any taxes, assessments, fire insurance premiums  
or other charges as herein provided, the said Mortgagee, may at its option make payment  
thereof, and the amounts so paid with interest thereon at ten per centum per annum shall  
be added to and become 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 Mortgagors, their heirs, legal representa-  
tives, successors and assigns, shall be bound to the same extent that they are bound for the  
payment of the notes herein described.

SUBROGATION--EIGHTH --- That the mortgagee shall be subrogated as further security for  
said indebtedness to the lien of any and all encumbrances paid out of the proceeds of the  
loan secured by this mortgage, although such encumbrances may have been released of record.

ASSIGNMENT OF }----NINTH--- That as additional and collateral security for the payment of the  
RENTS )  
debt hereinbefore described, said mortgagor hereby assigns to said mortga-  
gee, its successors and assigns, all right, title and interest in and to all rentals accru-  
ing to said mortgagor under any and all leases of said real estate and directs any lessee  
on demand to pay said mortgagee, its successors and assigns, all rentals that may be proper-  
ly due said mortgagor, heirs and assigns, under the terms of any such lease, provided; that so  
long as no default is made in payment of the principal or interest hereby secured and so long  
as the covenants and conditions of this mortgage are faithfully performed the said mortgagor,  
heirs and assigns, shall retain possession of said real estate and shall be entitled to all  
income and profit derived therefrom; this assignment of rents to cease and determine upon  
release of this mortgage, or payment of the debt secured thereby.

PROVISIONS FOR TENTH-- In case any bill or petition is filed in an action brought to fore-  
APPOINTMENT  
OF RECEIVER close this mortgage, the court may on motion of the Mortgagee, its suc-  
cessors or assigns, without respect to the condition or value of the property herein describ-  
ed 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 foreclosure and until the debt is fully paid and apply such rents and profits to the  
payment and expenses attending the execution of said trust, and said mortgagee shall in no  
case be held to account for any damages, nor for any rentals other than actually received.

PROVISIONS FOR ELEVENTH--- In the event of this mortgage being foreclosed or of proceed-  
ATTORNEY'S  
FEES AND COSTS ings being brought for that purpose, or if said principal note be placed  
in the hands of an attorney for collection, the said Mortgagors, their heirs, legal repre-  
sentatives, successors and assigns, shall pay reasonable attorney's fees, and any expense in-  
curred in procuring a supplemental abstract of title to said premises, with interest on such  
sums at the rate of ten per centum per annum, 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, or when said  
principal note is placed in the hands of an attorney for collection; and for the considera-  
tion above mentioned the said Mortgagor hereby expressly waives the appraisement of said  
real estate and all benefits of the homestead and stay laws of said State.

COST OF TWELFTH-- If any action or proceeding be commenced ( except an action to fore-  
LITIGATION