

premises without first obtaining the written consent of Lynde-Bowman-Darby Company, its successors or assigns.

The parties of the first part agree to procure and maintain insurance on the buildings located on the said premises, in such companies as Lynde-Bowman-Darby Company shall select, in the sum of not less than \$-----, with premiums fully paid, and the policy or policies of such insurance shall be assigned to Lynde-Bowman-Darby Company, its successors or assigns, as collateral and additional security for the indebtedness hereby secured.

In case of failure or default in the payment of any taxes or assessments levied against the premises, or in the insurance on the buildings be not procured and maintained as above stipulated, or if the first parties do, or suffer to be done, anything whereby this security is impaired, then, upon the happening of any such contingency, Lynde-Bowman Darby Company its successors or assigns may pay such taxes and assessments, and any other sums necessary to preserve such security, and may provide the necessary insurance, and all such sums so expended shall become at once due and shall bear interest at the rate of ten per cent; and for all sums so paid and expended this mortgage shall stand as security.

Upon payment of said promissory note and interest coupons, according to the tenor and effect thereof this mortgage shall become null and void, and shall be released at the cost of the first parties. But it is expressly agreed that upon a breach of any covenant, agreement or warranty herein, or upon failure or refusal to pay the principal indebtedness secured when due, or any part thereof, or any interest thereon, or any tax or assessment, or to comply with any other requirements herein contained, then the whole sum hereby secured shall at once, and without notice, become due and payable, at the option of Lynde-Bowman-Darby Company, its successors or assigns, and shall bear interest thereafter at the rate of ten per cent and Lynde-Bowman-Darby Company, its successors or assigns, shall be entitled to a foreclosure of this mortgage, and to have the premises sold and the proceeds thereof applied to the payment of the indebtedness hereby secured, accrued interest, and all costs and expenses, including attorney's fees of One Hundred dollars -

It is further agreed that in case Lynde-Bowman-Darby Company, its successors, or assigns, shall hereafter appear in any court or tribunal whatever in order to protect or preserve the title to or possession of said premises, then all costs and expenses, including reasonable attorney's fees, incurred therein, shall at once become due and payable and shall bear interest at the per cent, and as often as any proceedings shall be had or taken to foreclose this mortgage, the holder hereof may recover from the said first parties all costs and expenses, and a reasonable attorney's fee; and for all such costs, expenses and attorney's fees this mortgage shall stand as security.

It is further agreed that immediately upon the filing of a petition in foreclosure the holder of this mortgage shall be entitled to the possession of said premises, and to collect and apply the rents therefrom, less the reasonable expenditures, to the payment of said indebtedness; and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of whom the mortgagors hereby consent which appointment may be made either