

covenants or in making of the payments provided for in said mortgage and note, Carolina Life Insurance Company, may, at its option, receive and collect all the said rents, issues and profits. J. H. MAULDIN, D. U. MAULDIN and MARTHA C. VESS, in the event of default in any of the payments or in performance of any of the terms, covenants or conditions of the aforesaid mortgage, hereby authorize Carolina Life Insurance Company at its option to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, the assignors hereby authorizing Carolina Life Insurance Company in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that they might reasonably so act. Carolina Life Insurance Company shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due Carolina Life Insurance Company by J. H. MAULDIN, D. U. MAULDIN, and MARTHA C. VESS under the terms and provisions of the aforesaid note and mortgage. The manner of the application of such net income and as to the items which shall be credited shall be within the sole discretion of Carolina Life Insurance Company.

J. H. MAULDIN, D. U. MAULDIN and MARTHA C. VESS hereby covenant and warrant to Carolina Life Insurance Company that they have not executed any prior assignment of said lease nor have they performed any acts or executed any other instrument which might prevent Carolina Life Insurance Company from operating under any of the terms and conditions of this assignment, or which would limit Carolina Life Insurance Company in such operation; and the assignors further covenant and warrant to Carolina Life Insurance Company that they have not executed or granted any modification whatever of said lease,