

and (\$130,000.00) Dollars, with interest, and in addition thereto, a sufficient amount to cover accrued taxes, assessments and hazard insurance premiums at the time the loan is closed and thereafter, monthly deposits during the entire term of the loan for the payment of these items and which are to be held without interest, are fully made to Aiken Loan and Security Company, Florence, South Carolina.

In the event the Assignors herein should become delinquent in the payment of the aforementioned Note and Mortgage, then upon written notice to Southern Bell Telephone and Telegraph Company, the lease income is to be paid directly to Aiken Loan and Security Company, Florence, South Carolina.

In the event of default in the performance of the terms of the Note and Mortgage, the Assignee, at its option, is authorized to enter and take possession of the mortgaged premises and to manage and operate the same, to collect all or any rents accruing therefrom and from said leases, to let or relet said premises or any part thereof, to cancel and modify leases, evict tenants, bring or defend any suits in connection with the possession of said premises in its own name or Assignor's name and perform such other acts in connection with the management of said premises as the Assignee in its direction may deem proper.

Assignee shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Assignor under the aforementioned lease and the Assignor hereby agrees to indemnify the Assignee for and to save it harmless from any

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