

for the sum so paid, with interest thereon from the date of such payment.

And it is agreed, by and between the said parties, that upon any default being made in the payment of the interest on the said Bond, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured, or intended to be secured hereby, shall become due, at the option of the said Mortgage, its successors or assigns, although the period for the payment thereof, may, not then have expired.

And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgage, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further agreed, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured, be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the mortgage, including a reasonable counsel fee (of not less than ten per cent. of the amount involved), shall thereupon become due and payable, as a part of the debt secured hereby, and may be recovered and collected hereunder.

Provided always, and it is the true intent and meaning of the parties to these presents, that if the said E. K. Keller, his heirs, executors or administrators shall pay or cause to be paid unto the said Shenandoah Life Insurance Company, Inc. its successors or assigns the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said Mortgage, its successors, or assigns, according to the conditions and agreements of the said bond, and of this mortgage, then this deed of bargain and sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

And it is lastly agreed, by and between the said parties that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made.