

whomsoever lawfully claiming or to claim the same or any part thereof.

And until the mortgage indebtedness shall be fully discharged, the said mortgagor agrees to insure the building on said lot of land in a sum not less than Twenty Thousand Dollars, in a company or companies designated by the Trustee, and keep the same insured from loss or damage by fire, payable under the New York Standard Mortgage Clause to the Trustee hereunder; and that in the event the said mortgagor shall at any time fail to do so, then the said Trustee may cause the same to be insured and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And said mortgagor does further covenant and agree that during the life of this loan he will promptly pay all taxes, charges and assessments that may be imposed by law upon the mortgaged premises, or any part thereof. And should he fail to pay said taxes, charges or assessments promptly when due, or any part thereof, then the Trustee shall be at liberty to pay the same and reimburse itself, under this mortgage, for said expenses with interest. And it is hereby declared that any sum paid by said Trustee for insurance and premiums, taxes, charges, assessments, or any other expense necessarily incurred by said Trustee for the protection of said note holders, or for the protection and preservation of said property, shall be a lien upon said premises, and any such amounts, with interest at seven per cent per annum, shall be paid in priority to the said notes.

Should any suit be instituted wherein it is sought to foreclose this mortgage, said mortgagor agrees, in such case to assign all rents and profits from the above described premises as further security for the mortgage indebtedness, and agrees, in such case, that any Judge of the Circuit Court of said State, may at Chambers, or otherwise, appoint a receiver, with full authority to take possession of said premises and to lease or otherwise dispose of the possession thereof pending said suit, and to collect all rents and profits, and after paying the costs and expenses of such

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