

or assigns to receipt tenants therefor, and does by these presents ratify and confirm any and all acts of said Attorney-in-fact in relation to the foregoing power. And the said mortgagor further covenants and agrees that in the event of being adjudged a bankrupt, voluntary or involuntary, or in the event of insolvency, receivership or equitable proceedings either in the State or Federal courts, entailing or involving the said above enumerated premises or any interest therein or the earnings or income therefrom, then and in that event the debt secured hereby may at the option of the mortgagee be forthwith declared due and collectible, and notice or failure of notice of any such proceedings to or by said mortgagee shall not be deemed a bar to such remedy or remedies hereunder as said second party shall elect to adopt or pursue. Provided, however that in the event the decree or order adjudging or declaring the said mortgagor to be bankrupt or insolvent, or the order appointing a receiver for said mortgagor or the premises above described, shall be vacated, dismissed or dissolved within a period of thirty days, or that within such period said mortgagor shall have duly appealed from, or contested any such decree or order, then the right herein vested in the said mortgagee to declare the debt hereby secured due and forthwith collectible, shall be of no effect. As a part of the consideration of this instrument securing the debt the mortgagor warrants that he has fee simple title to all the personal property placed in the building before same was occupied by tenants, such as gas or electric stoves, ice boxes or electric refrigerators, electric fixtures or appliances, furnaces, oil heaters or other heating apparatus, and/or any other personal property furnished by said lands to tenants; and hereby makes and constitutes said personal property a part of the security covered by this instrument. And it is further understood that the purpose of the parties is to constitute said personal property above described as further security for the debt secured thereby

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