

to wit: The principal and interest then accrued on said note - and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice irrespective of maturity and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney's fees. b. and as a further security for the payment of the debt and interest hereby, and for the performance of all the covenants of said note and this mortgage, the said mortgagors their heirs, executors, administrators and assigns do hereby transfer set over and assign to the said mortgage, its successors or assigns, all of the rents and income of the said mortgaged premises for each and every year the said debt and interest may be unpaid, together with all rights and remedies for enforcing the collection of the same; and that upon filing suit of foreclosure, said mortgage, its successors or assigns, shall be entitled to have a Receiver appointed to take charge of the said mortgaged premises, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and in case of commencement of suit for foreclosure of this mortgage or the placing thereof in the hands of an Attorney, for collection by reason of any default by said Otis P. and James P. Moore their heirs, executors, administrators or assigns, said Otis P. and James P. Moore their heirs, executors, administrators, or assigns, hereby agree to pay to the holder and owner of said note - and mortgage ten per cent of the amount secured by this mortgage as an attorney's fee for the foreclosure of said mortgage or the collection of the amount due, which attorney's fee shall be secured by this mortgage the same as any other moneys herein mentioned.

b. And it is further covenanted, That the said Otis P. and James P. Moore, their heirs, executors, administrators or assigns, shall hold and enjoy the said premises until default in payments, as provided in said note, or a breach of some of the covenants of this mortgage shall be made.

— Over —