

they become delinquent, and upon the Mortgagor's failure to so pay the said taxes, charges, public rates or assessments, the Mortgagee shall have the right to pay same, and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment until repaid, at the rate of eight per cent. per annum.

And It Is Further Agreed and Covenanted by and between the said parties that until the debt hereby secured be paid, the Mortgagor, its successors or assigns, shall and will pay all taxes or assessments on the property hereby mortgaged, or this mortgage or note secured hereby when due and payable, and in case it fails to do so, the said Mortgagee, its successors or assigns, may pay said taxes or assessments, together with any costs or penalties incurred thereon or any part thereof, and reimburse itself for the same under this mortgage.

And if at any time any part of said debt or interest thereon be past due and unpaid, the Mortgagor does hereby assign the rents and profits of the above described premises to said Mortgagee or its successors or assigns, and agrees that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses, without liability to account for anything more than the rents and profits actually collected.

And It Is Further Agreed and Covenanted between the said parties that in case the debt secured by this mortgage, or any part thereof is collected by suit or action, or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the said Mortgagor, its successors or assigns, shall be chargeable with all costs of collection, including ten (10) per cent. of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charges and fees together with all costs and expenses are hereby secured and may be recovered in any suit or action hereupon or hereunder.

In Witness Whereof, the said Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed to