

and covenants as specified in the note and in this mortgage, or if default, be made in the insurance agreement or in the payment of said taxes, liens, judgments or assessments as herein provided or if the buildings on said premises are not kept in as good repair as they now are, or if injury or waste is committed or permitted which impairs the value of the security of this mortgage, or if timber shall be cut contrary to the provisions hereof, then at the option of the said The Federal Land Bank of Columbia, or its successors or assigns, the whole principal sum of said notes remaining unpaid at that time, together with all accrued interest and all other sums, including all advances made for taxes, liens, judgments, or assessments, premiums of insurance and charges of any kind, shall at once become due and payable without notice, and this mortgage may forthwith be foreclosed for the whole amount of said sums, interests, costs, and attorney's fees.

6. And it is further covenanted, that in case the said debt, or any part thereof, is established by or in any action for foreclosure of this mortgage, The Federal Land Bank of Columbia in addition to the said debt or so much thereof as shall be unpaid, may also recover of the said parties of the first part, their heirs, executors, administrators or assigns a reasonable sum for the attorney of The Federal Land Bank of Columbia for professional services rendered in said action, not to exceed ten per cent. of the amount then unpaid, such fee to be incorporated in the judgment of foreclosure in said action.

7. And it is further covenanted, that as a further security for the payment of the note and all installments thereof and for the performance of all the terms of said note and all the conditions and covenants of this mortgage that the said parties of the first part hereby assign, set over and transfer to The Federal Land Bank of Columbia, its successors or assigns, all of the rents and income of said mortgaged premises for each and every year that any part of ~~the~~ the said note may be unpaid, together with all rights and remedies for enforcing collection of the same. and that, upon filing suit of foreclosure, or at any time thereafter, The Federal Land Bank of Columbia, its successors or assigns, shall be entitled to have a receiver appointed to take charge of the said

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