

claiming or to claim the same or any part thereof.

And until the mortgage indebtedness shall be fully discharged we agree to insure the buildings on said lot of land in a sum of not less than twenty Five Thousand (\$25,000.00) dollars in a company or companies satisfactory to the Trustee and keep the same insured from loss or damage by fire, and assign the policy or policies of insurance to the Trustee hereunder; and that in the event we shall at any time fail to do so, then the said Trustee may cause the same to be insured in its name and reimburse itself for the premium and expenses of such insurance under this mortgage, with interest.

And we do further covenant and agree that during the life of this loan we will promptly pay all taxes, charges and assessments that may be imposed by law upon the mortgaged premises, or any part thereof. And should we 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 premiums, taxes, charges, assessments, or any other expenses 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 centum per annum, shall be paid in priority to the said notes.

Should any suit be instituted wherein it is sought to foreclose this mortgage, we agree in such case to assign all rents and profits from the above described premises as further security for the mortgage indebtedness, and we agree in such case that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with full authority