

And that in the event that the Mortgagee shall at any time fail to do so, then the said Mortgagee may cause the same to be insured in his own name and reimburse himself for the Premium and expense of such insurance under this Mortgage.

And It is Agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said Mortgagee or successors or assigns, shall have the right to have a Receiver appointed of the rents and Profits of the above described Premises with Power to forth with lease out the said Premises anew if he should so elect, who after deducting all charges and expense attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and Profits towards the payment of the debt secured hereby.

And It is Further Agreed by and between the said Parties, that should legal Proceedings be instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage or should the debt hereby secured be placed in the hands of an Attorney at Law for collection by Suit or otherwise, that all costs and expenses incurred by the Mortgagee or assigns, including a reasonable Counsel Fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

Provided always nevertheless, and it is the true intent and meaning of the Parties to these Presents, that if we (the said J. P. Creighton and Mary Carroll Stokes Creighton) do and shall well and truly pay, or cause to be paid unto the said H. Wofflast Gray and C. W. Easter by the said debt, or sum of money aforesaid, with interest thereon if any shall be due, according to the true intent and meaning of the said Note or renewals then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

And It is Agreed, by and between the said Parties that we are, to hold and enjoy the said

"Next Page"