

That the said mortgagor will keep said premises and all buildings, and other improvements thereon in as good condition, and repair as of this date, and will commit or permit no waste.

And it is further agreed, that in case the taxes, assessments, charges, liens, insurance premiums, attorney's fees and expenses are not paid as herein provided, the mortgagee may pay the same and collect the amount from the mortgagor immediately, or on demand at the option of the mortgagee, together with interest at eight per cent, per annum from the date of payment, and this mortgage shall stand as security therefor.

And it is further agreed, that upon default being made in the payments of any of said notes or the interest on same, or of the insurance premiums, or of the taxes, charges, attorney's fees, expenses or assessments herein mentioned, when the same shall severally become payable, or upon failure to comply with any agreement herein then the entire amount of the debt secured or intended to be secured hereby, shall become due, at the option of said mortgagee, although the period limited for the payment thereof may not then have expired.

And it is further agreed, that if at any time any part or whole of said sum or sums secured hereby or interest thereon be past due and unpaid, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, its successors, and 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, after paying costs of collection,

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