

damage by fire, and assign the policy of insurance to the said mortgagee, 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 its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation does hereby assign the rents and profits of the above described premises to said mortgagee, or its successors or assigns, and agree 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.

Provided always nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagee does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any is due, according to the true intent and meaning of the said note, 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 said mortgagee is to hold and enjoy the said premises until default of payment shall be made.

It is further agreed by and between said parties that it is the intent and purpose of this agreement that this mortgage shall stand as additional security to any and all indebtedness now due and owing by the Fountain Iron Oil Mill & Fertilizer Company, to the Buckeye Cotton Oil Company, to the said Fountain Iron Oil Mill & Fertilizer Company, ^{in which may be advanced from time to time by the Buckeye Cotton Oil Company}

In witness whereof the said granting cor-