

and assign, and every person whosoever lawfully claiming, or to claim the same or any part thereof.

And said Earle Street Baptist Church hereby agrees to insure the buildings on said land for not less than Thirty Thousand & no¹⁰⁰. Dollars, in a company or companies which shall be acceptable to the mortgagee and keep same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event it shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any such insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these presents that if the said mortgagor do and shall well and truly pay, or cause to be paid unto the said mortgagee 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 notes, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

It is agreed by and between the said parties that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee or his successors, Heirs, Executors, Administrators, or 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 thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and profits actually collected.

Witness the hand and seal of the said Earle Street Baptist Church by its duly authorized officers this the 8th day of January in the year of our Lord one thousand nine hundred and thirty-one.