

property or any part thereof, or any interest therein and to be paid for taxes, and further agrees to furnish annually to the Mortgagee, on or before the 15th day of November the certificate of the proper authority, showing full payment of all taxes and assessments. And it is agreed that in the event that the Mortgagor shall fail to pay said taxes or assessments, that the Mortgagee or its assigns shall have the right to pay the same and the sums so paid shall stand secured by this Mortgage and shall bear interest from the date of payment at the rate of six per cent per annum.

And it is covenanted that if the said Mortgagor does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same; or if said premises are not free and clear of all liens and incumbrances whatsoever; or if any suits have been begun affecting the same, or if any taxes or assessment be made or levied upon the debt secured hereby or upon the Mortgagee or its successors or assigns for or on account of this loan, either by the state or County, or for local purposes, the Mortgagee or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable, and the Mortgagor or the person or persons claiming or holding under the Mortgagor shall at once pay the entire indebtedness secured hereby.

And it is further covenanted and agreed that in case this Mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection or be collected by legal proceedings, that further sum of ten per centum on the amount due shall be paid by the Mortgagor or the person or persons claiming through or under the Mortgagor, for attorney's commissions and also in addition thereto, there shall be paid a reasonable counsel fee, all of which shall stand secured by this Mortgage and may be recovered in any suit or action hereupon or hereunder.

And it is further covenanted and agreed that upon default in the payment of any of the indebtedness secured hereby, or any part thereof, or any part of the interest thereon or upon any failure of the Mortgagor to keep and perform all of the covenants and conditions hereof, that then the Mortgagee or its successors or assigns may enter and possess said premises, and shall have, demand, collect, receive and receipt for the rents, income and profits of the same and apply the net residue thereof, after deducting all expenses to the payment of said debts; and the entire rents, income and profits accruing from or issuing out of said Mortgaged premises, and until the indebtedness secured hereby be fully paid, are hereby assigned, transferred and delivered unto the Mortgagee and its