

And it is further provided that any or all of the above named mortgagees shall have the right to institute foreclosure proceedings upon default in payment.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises and chattels unto the said mortgagees, their successors, Heirs and Assigns forever.

And it does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said mortgagees, their successors, Heirs and Assigns, from and against it, its successors and Assigns, and every person whosoever lawfully claiming or to claim the same or any part thereof.

Upon failure of the mortgagor to pay any insurance premium, taxes, other public assessment, or any part thereof, the mortgagees may, at their 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 it the said mortgagor, does 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 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 it, the mortgagor, 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 it hereby assigns the rents and profits of the above described premises to said mortgagees, or their successors, heirs, Executors, administrators, 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 thereof (after paying costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and the profits actually collected.