

policy shall be maintained in accordance with all the provisions hereinabove relating to fire and other insurance.

And I, the said mortgagor, agree that should I default in complying with the terms of the promissory note secured hereby authorizing acceleration, or that should I be declared a bankrupt, whether voluntary or involuntary, or should I enter into receivership, or make an assignment for the benefit of creditors, then the unpaid balance of the indebtedness secured hereby shall at once become due and collectible at the option of the holder and the right of action thereof shall at once exist.

And I, the said mortgagor, agree to pay for all costs in connection with the making of the loan secured hereby, including all costs of surveys, title search, filing and recording fees, attorney's fees, and all other legal expenses connected therewith, and if any portion of the costs thereof remain unpaid upon the execution of this mortgage, then all such unpaid charges shall be added to and become a part of the indebtedness secured by this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I 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 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 I, the mortgagor am 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 I 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 a court of competent jurisdiction 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.

WITNESS my hand and seal this 16<sup>th</sup> day of November, in the year of our Lord one thousand nine hundred and fifty.

Signed, Sealed and  
Delivered in the presence  
of

James Weight Horton  
J. W. Arnold

Charles E. Saad (LS)