

ASSIGNMENT OF  
RENTS AND  
PROFITS.

(8) That if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagor does hereby assign the rents and profits of the above-described premises to said Mortgagee, its successors and assigns, and agrees that any Judge of a court of competent jurisdiction, State or Federal, 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.

AFTER ACQUIRED  
PROPERTY

(9) In addition to the mortgaged property herein described, these presents are intended to grant, bargain, convey and mortgage unto the Mortgagee, its successors and assigns, all machinery, equipment, chattels and all real estate, rights or interests therein, which may in the future be purchased or otherwise acquired and owned by the Mortgagor.

SUPPLEMENTAL  
DOCUMENTS.

(10) That it will promptly upon acquiring any additional machinery and equipment which if owned by the Mortgagor at the time of the execution of this mortgage, would be subject to the terms hereof, notify the Mortgagee of such acquisition, stating the nature, cost and quantity of such machinery, equipment and chattels and will promptly at the request of the Mortgagee, but at the Mortgagor's expense, execute and delivery to the Mortgagee a new and supplemental mortgage or such other documents as may be required, covering such after-acquired machinery, equipment and chattels, in such form as to constitute a valid first lien upon such additional machinery, equipment and chattels and all real estate, rights and interests therein.

DURATION  
OF LIEN

(11) The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.