

the said premises until default in any payment of principal, or of any interest at the time the same is due, shall be made. Upon any default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon any default in the payment of any and all sums of money provided to be paid by the Grantor under the covenants of this mortgage; or if the Grantor shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the Grantee, the whole debt shall, at the option of the Grantee become at once due and payable and this mortgage may be foreclosed by said Grantee.

It is agreed and covenanted by and between the said parties that if the said Grantor 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 encumbrances whatsoever; or if any suits have been begun or shall be begun affecting the same, or if any waste shall be permitted or committed on the said premises, or if any tax or assessment be made or levied upon the debt, secured hereby or upon the Grantee for or on account of this loan, either by the State or County, or for any local purpose, the Grantee shall have the right to declare the entire indebtedness secured hereby at once due and payable and the Grantor or the person or persons claiming or holding under the Grantor, shall at once pay the entire indebtedness secured hereby.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid, the said Grantor shall and will pay all taxes, or assessments of every type or nature on the property hereby mortgaged, and every part thereof, or on this mortgage or note secured hereby, promptly as they become due and before they become delinquent, and upon the Grantor's failure to so pay the said taxes, charges, public rates or assessments, the Grantee shall have the right to pay same (and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of six per cent. per annum), and reimburse itself for the same under the mortgage; and the Grantee may likewise, in case of such default, declare the entire debt due and payable.

And in case of default in the payment of said debt or interest thereon, and likewise in case of default in any of the agreements hereinabove set forth, the Grantor hereby assigns the rents and profits of the above described premises to the Grantee, 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 the rents and profits, and after paying costs of collection, apply the proceeds to the payment of said debt, interest, costs and expenses, without liability, however, to account for anything more than the rents and profits actually collected.

It is further agreed and covenanted between the said parties:

1. That said Grantee may, at its option, pay any and all taxes or assessments or attorneys' fees as in this Mortgage provided, redeem said real estate from tax or assessment sale, remove all statutory or other liens therefrom, defend said real estate against any adverse claims and remove same, and procure said Insurance, on failure of said Grantor so to do; and all moneys so expended, with interest at the yearly rate of six per cent., shall be added to the debt or sum hereinbefore recited and declared, and shall be repaid by said Grantor on demand or on demand made upon the party then in possession of said real estate;
2. That said Grantee shall not be bound to inquire into the validity of any instrument or threatened adverse title, lien, encumbrance, claim or charge, before making an advance for the purpose of