

additional collateral for the indebtedness secured hereby, to keep said policy or policies constantly assigned to the Mortgagee, in accordance with the terms of a form of assignment satisfactory to the Mortgagee.

6. To keep the above described property free and clear of all liens and encumbrances which may by law have priority over the lien of this mortgage.

In the event of the failure of the Mortgagor to pay all taxes, charges and assessments, or to procure and pay the premiums on said hazard or life insurance, or to pay off and remove all liens and encumbrances which may by law have priority over this mortgage, or to maintain said property in good repair, as provided above, the Mortgagee shall have the right, at its option, to pay said taxes, charges and assessments and to pay for or procure and pay for said insurance and to pay off and remove said encumbrances and to have made and pay for such repairs, and all amounts so expended by the Mortgagee for taxes, charges, assessments, insurance premiums and other expenses, may be charged hereunder as principal money bearing interest from the date of expenditure at the rate of six per cent (6%) per annum, payable when the next succeeding installment of interest provided by the note secured by this mortgage comes due, which shall with the interest thereon be secured by this instrument; but by the payment of any sum hereunder or the performance of any act required of the Mortgagor hereunder, the Mortgagee will not be held to have waived any rights accruing to it because of non-payment thereof by the Mortgagor, including specifically, but not exclusively, the right, at its option, to foreclose this mortgage.

If default shall be made in the payment of the note hereby secured, according to its terms, or if default be made in the performance of any of the other covenants and agreements contained in said note or this mortgage and such default shall continue for thirty days, then in all or any of said events the full principal sum with all unpaid interest thereon and any amounts expended by the Mortgagee under the terms and provisions of this mortgage, with interest thereon as herein provided, shall, at the option of the mortgagee, become at once due and payable without further notice and irrespective of the date of maturity expressed in the note secured hereby, and this mortgage may be foreclosed.

The Mortgagor hereby assigns and sets over to the Mortgagee all rents from the above described property hereafter accruing, as additional security for the indebtedness and other items secured by this instrument and for the purpose of keeping said property in proper repair and the Mortgagee is hereby given a prior and continuing lien thereon. The Mortgagor hereby appoints the Mortgagee its attorney and agent and agent to collect said rents with or without action and to apply same, less expenses of collection, to the said indebtedness, other secured items and repairs in such manner as the Mortgagee may elect; provided, however, that until there be a default under the terms of this instrument, the Mortgagor may continue to collect and enjoy said rents without accountability to the Mortgagee. This assignment of rents and power of attorney shall be irrevocable and shall be in addition to the other remedies herein provided for in event of default and may be put into effect independently or of concurrently with any of said remedies, but no liability shall attach