

collecting all of said rents and executing receipts therefor and, more specifically, the Mortgagor will execute and deliver to the Mortgagee a separate instrument assigning all of his right, title and interest in and to the hereinabove referred to lease with the United States of America simultaneously with the execution of said lease. Said assignment shall provide that all rents accruing and falling due under said lease shall be payable to the Mortgagee.

12. That if default should be made in the payment of the note or the indebtedness secured hereby or of any installment thereof or of interest or in the performance of any of the covenants herein contained, then in such case, or in any of such cases, the balance of unpaid principal with accrued interest and all other disbursements or indebtedness secured hereby, together with interest thereon, shall, at the Mortgagee's election, become immediately due and payable, without notice, and the Mortgagee may at once proceed to foreclose this mortgage for the amount due, and a decree be had to sell the said premises or any part or parts thereof, either together or in parcels, with all and every of the appurtenances, or any part thereof, in the manner prescribed by law, and out of the moneys arising from such sale to retain the said unpaid principal and interest, although the time for the payment of said principal sum may not have expired, together with the cost and charges of making such sale and of the suit of foreclosure and in addition thereto the amounts, including both principal and interest, of all such payments as may have been made by said Mortgagee by reason of the provisions herein and the overplus, if any, shall be paid, on demand, to the said Mortgagor; and in case a suit or action