

AND IT IS AGREED, by and between the parties hereto, that if said Mortgagor, its successors or assigns shall fail to pay all and any taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors or assigns may cause the same to be paid together with all penalties and costs incurred thereon, and reimburse itself under this mortgage for the sum so paid, with interest thereon from the date of such payment at the same rate as the debt secured hereby; all without prejudice to any of Mortgagee's rights hereunder.

AND IT IS AGREED, by and between the parties hereto, that if default be made in the payment of any installment or any part of any installment, of the note secured hereby, as and when the same shall become due and payable, then the entire amount of the debt secured or intended to be secured hereby, shall become due at the option of Mortgagee, or in the event Mortgagor fails to provide, carry and pay the premiums on the insurance called for under this mortgage, or the taxes, or the assessments hereinabove mentioned, when the same shall severally become payable, and such default shall continue for the space of Ten (10) days after notice thereof from Mortgagee, its successors or assigns, then the entire amount of the debt secured or intended to be secured hereby shall become due at the option of Mortgagee, its successors or assigns; although the period for the payment thereof may not then have expired.

And, Mortgagor does hereby assign, set over and transfer unto The Pure Oil Company, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said rents so long as no installment due under the note secured hereby is past due and unpaid, and no default continues for more than Ten (10) days after notice thereof, with regard to the insurance, taxes and assessments to be carried and paid by Mortgagor, as aforesaid, but, if at any time any installment of the note secured hereby, or any part of any installment, is past due and unpaid, or if any default with regard to said insurance, the payment of said taxes, or the payment of said assessments, shall continue for Ten (10) days after notice from Mortgagee, then Mortgagee, its successors or assigns, shall have and is hereby given by Mortgagor, the right, at its option, without further proceedings, to take over the property herein described, and collect said rents and profits and apply the same to the debt secured hereby, without liability to account for anything more than the rents