

and profits actually collected, less the costs of collection; provided, in any such event, if Mortgagor occupies the premises hereinbefore described, then Mortgagee shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings and the execution of the said-trust as receiver, shall apply the residue of said rents and profits toward the payment of the debt secured hereby; all without prejudice to any other rights of Mortgagee under this mortgage, including its right to foreclose.

AND, IT IS FURTHER AGREED, by and between the parties hereto, that should legal proceedings be instituted for the foreclosure of this mortgage or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney-at-law for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, its successors or assigns, including reasonable counsel fees of not less than Ten (10%) percentum of the amount involved, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

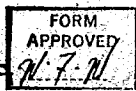
PROVIDED, ALWAYS, nevertheless, and on this express condition, that if Webster Oil Company, the said Mortgagor, its successors or assigns, shall pay each installment of the note secured hereby, as and when the same shall become due and payable, and all other indebtedness secured hereby or collectible hereunder, then this deed of bargain and sale shall cease, determine, and be void; otherwise it shall remain in full force and virtue.

AND, IT IS LASTLY AGREED, by and between the parties, that the said Mortgagor, its successors and assigns, shall hold and enjoy said premises until default shall be made, as aforesaid.

IN WITNESS WHEREOF, Webster Oil Company has caused these presents to be signed in its corporate name by its President, attested by its Secretary, and its corporate seal to be hereunto affixed, this the 14th day of February, in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, sealed and delivered in the presence of:

[Signature]
R. P. [Signature]



WEBSTER OIL COMPANY

By [Signature]
President

ATTEST:

[Signature]
Secretary

