

That in the event of a default in any of the covenants or conditions of this instrument, the mortgagee shall have the right and is hereby authorized (1) to enter upon and take possession of said property, and after or without taking possession (2) to advertise the above described premises for sale once a week for four consecutive weeks in some newspaper published in the county in which subject property is located, stating the time, terms and place of sale, and (3) to sell the same in front of the Courthouse door in the county in which subject property is located to the highest and best bidder at public outcry, for cash in hand, and in bar of the equities of redemption, dower and homestead which are hereby waived. Upon the payment of the purchase money, the mortgagee or any person conducting said sale for it is authorized to execute to the purchaser at said sale, a deed of conveyance of fee to the property so purchased. The mortgagee may bid at the sale and purchase said property, if the highest bidder therefor.

The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

The proceeds of such sale shall be applied:

- First. To pay the costs and expenses of said sale, the expenses of protecting the property and reasonable attorney's fee.
- Second. To pay the indebtedness hereby secured.
- Third. To pay the surplus, if any, to the person or persons legally entitled thereto.

The mortgagor agrees that no delay or failure of the mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage, shall be taken or deemed as a waiver of its right to exercise such option, or to declare such forfeiture, either as to any past or present default, and it is further agreed that no terms or conditions contained in this mortgage can be waived, altered or changed except as evidenced in writing, signed by the mortgagor and by an officer of the mortgagee.

In consideration of the making of the loan secured by this mortgage, the mortgagor, being all of the undersigned, covenant and agreed that, in respect of the indebtedness secured hereby, they will forever waive, and they do hereby waive and give up all benefits, privileges, options and rights of every kind and nature given to or which inure to the benefit or advantage of the undersigned, under and by virtue of the law of the state in which the property is located, and further agree to waive and forego any like or similar rights, benefits and options hereafter conferred upon mortgage debtors by law hereafter enacted.

The covenants, conditions and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators,