

or assessments and reimburse itself for the same, with interest thereon at the rate of six per centum (6%) per annum; and that the same shall stand secured by this mortgage.

AND THE SAID MORTGAGOR further covenants and agrees that should this mortgage, and the note which it secures, be placed in the hands of an attorney for collection, by suit or otherwise, because of a default in the covenants and agreements herein contained, the Mortgagor will pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and shall be secured by this mortgage.

AND IT IS FURTHER COVENANTED AND AGREED that, in case of default in the payment of any part of the principal indebtedness or of any part of the interest as provided for in said promissory note, or in case of failure to keep the buildings insured for the benefit of the Mortgagee as provided for herein, or in case of failure to pay any taxes or assessments as provided for herein, or in case of default under any other provisions hereof, and in the event any such default is not corrected within thirty (30) days after the Mortgagee gives the Mortgagor written notice of such default, the Mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

AND in case proceedings for foreclosure shall be instituted, the Mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for the debt secured by this mortgage, and further agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, that if the Mortgagor, its Successors and Assigns, shall pay unto the Mortgagee, its Successors and Assigns, the payments as provided in said promissory note, and shall comply with all other conditions of said note and this instrument, then these presents and the estate hereby granted shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said Mortgagor shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

IN WITNESS WHEREOF, the said Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 17<sup>th</sup> day of December, in the year of our Lord One Thousand Nine Hundred and SIXTY FOUR.