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become due by acceleration on account of the happenings of any event of default, or otherwise, as set out in said Note or in this mortgage, all of the indebtedness secured hereby shall immediately become due and payable at the option of the holder. However, failure to exercise the option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

And it is agreed, that the party of the first part, in case of default by any method provided for herein, does hereby assign, set over and transfer to the party of the second part, its successors and assigns, from and after the service of Summons issued in an action to foreclose this mortgage, all of the rents, profits and other income arising out of the property hereby sold and the party of the first part expressly waives its right to notice of any application by the party of the second part for the appointment of a receiver to collect and hold the rents and profits herein assigned.

And the party of the first part hereby consents and agrees that the indebtedness secured by this mortgage or any part thereof, or the Note issued hereunder and secured hereby, may be renewed or extended beyond maturity as often as may be desired by an agreement between holder of the Note and party of the first part, its heirs, successors and assigns, and no such renewal or extension shall in any way affect the responsibility of the party of the first part.

The party of the first part further covenants and agrees that upon the acquisition by it of any additional chattels or personal property to be placed upon the aforesaid real property, from time to time as requested by the holder of the Note secured hereby, to execute and deliver to the holder thereof or its successors and assigns, a supplemental chattel mortgage thereon so as to further secure the payment on indebtedness hereby secured.

The party of the first part agrees that all expenses paid or incurred by the holder or holders of the Note hereby secured or of any participation therein including reasonable attorney's fees incident to the protection,

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