

AND IT IS AGREED, by and between the parties, that upon any default being made in the payment of interest on the said note(s), or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt(s) secured, or intended to be secured hereby, shall forthwith become due, at the option of Lender, its successors or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, by and between the parties, that, should legal proceedings be instituted for the collection of the debt(s) secured hereby, then and in that event, Lender, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if it should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt(s) secured hereby.

AND IT IS FURTHER AGREED, by and between the parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt(s) 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 Lender, its successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt(s) secured hereby, and may be recovered and collected hereunder.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that when the Borrower, its successors or assigns, shall pay or cause to be paid unto the Lender, its certain attorneys, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all notes and in all mortgages executed by Borrower