- 8. Upon a default in any of the terms of the note secured hereby, or upon a breach of any condition or covenant of this mortgage deed, foreclosure proceedings may be instituted, at the option of the Grantee. In any such action, the Grantee shall be entitled, without notice and without regard to the adequacy of the security of the debt, to the appointment of a receiver of the rents and profits of the mortgaged premises. If, in contemplation of legal proceedings, by reason of any default hereunder, the Grantee shall incur expense for title examination, said Grantee shall have an immediate claim against the Grantor therefor together with a lien on said premises under this mortgage deed for the amount thereof. In case of foreclosure, the mortgaged premises may be offered for sale in one or more parcels at the election of the Grantee.
- 9. The Grantee is authorized and empowered to do all things provided to be done by a mortgagee under Section 1311.14 of the Ohio Revised Code, and under the act of the legislature passed May 27, 1915, 106 Ohio Laws, Pages 522-534, and any amendments or supplements thereto.

10. The granter will not without the phior written consent of the grantee erect any additional buildings, or make any structural changes in or any alterations to the improvements now located on the mortgaged premises or in the improvements to be constructed thereon with the proceeds of this loan.

NOW, THEREFORE, if the Grantor shall well and truly perform all the conditions of this deed and pay said note and all other liabilities which shall be secured hereby, then this Deed shall be void, otherwise it shall remain in full force and effect.

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