

as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents that if it, the said Hinsdale Quality Foods, Inc. do and shall well and truly pay, or cause to be paid unto the said Southern Bank & Trust Company, its successors or assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Note and condition thereunder written, then this deed of bargain and the sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof;

AND IT IS AGREED by and between the parties, that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure:

AND IT IS AGREED by and between the parties that in the event of foreclosure, the property conveyed herein may be sold by public or private sale, whichever the said Southern Bank & Trust Company in its discretion deems best. Provided also, that with