

And it is hereby further expressly agreed that in the event of any failure on the part of mortgagor, its successors and assigns, to insure said buildings and to deliver said policies, or to keep the said buildings in repair, or to pay said taxes and assessments, or to pay said rent by said indenture of lease reserved, as hereinbefore provided, then and in either or any such event said mortgagee, its successors or assigns, shall be at liberty to apply for and shall be entitled as a matter of right to the appointment by any court having jurisdiction of a receiver of the rents and profits of the said premises, or in any or either such event said mortgagee, its successors or assigns, may, without notice effect and pay for such insurance, effect and pay for such necessary repairs, pay such taxes and assessments, and pay such rent by said indenture reserved, and the sum or sums of money so paid for any and all such purposes, with interest thereon at the rate of per cent per annum from the time of the payment thereof, shall be deemed a part of the debt hereby secured, and shall be immediately due and payable and collectible with and as a part of and in the same manner as the said principal debt.

Recorded April 1, 1968 at 2:43 P. M., #25522.