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And if at any time any part of said debt, or interest thereon, be past due and unpaid, the said mortgagors hereby assign the rents and profits of the above described premises to said mortgagee, or the mortgagee's successors or assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected.

And it is further understood and agreed between the parties hereto that Dorothy H. Allen and Margaret H. Sexton have joined in the execution of this mortgage as owners of the fee simple interest in the mortgaged premises, and that the said Dorothy H. Allen and Margaret H. Sexton do not owe any obligation whatsoever to the mortgagee herein with respect to the payment of the debt secured by this mortgage. The mortgagee, in consideration of the granting of this mortgage, hereby agrees to give written notice to Dorothy H. Allen and Margaret H. Sexton, or their respective successors, heirs and assigns, if the debt which this mortgage secures becomes more than 30 days in default on any one payment.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said mortgagors have caused their