

sixth month following such delivery) for so long as the Mortgagee shall require.

(24.) Every covenant and agreement, condition, promise and undertaking herein, of said Mortgagor, shall run with the land, is a condition upon which the loan secured was made, and is of the essence of this instrument, and breach of any thereof shall be deemed a material breach going to the substance hereof.

(25.) The rents and profits of the mortgaged premises are hereby pledged as additional security to the holder of this mortgage and in the event of any default in the terms and conditions of this mortgage, the holder hereof shall have, and is hereby given, the right of possession of said property and it is agreed that the then owner of the mortgaged premises, if he is the occupant of said premises or any part thereof, shall immediately surrender possession of the premises so occupied to the holder of this mortgage, and if such occupant is permitted to remain in possession such possession shall be as tenant of the holder of this mortgage and such occupant shall, on demand, pay monthly in advance to the holder of this mortgage a reasonable rental for the space so occupied and in default thereof such occupant may be dispossessed by the usual summary proceedings. Upon the Mortgagee taking possession of the mortgaged premises, the manner of the application of all rent payments shall be within the sole discretion of Mortgagee.

(26.) Mortgagor has executed and delivered to Mortgagee as additional security for the indebtedness hereby secured a separate Assignment of Rents and Leases. Any default by the Mortgagor in the terms and conditions of said Assignment shall be deemed a default in the terms and conditions of this mortgage,