

existing or hereafter created, and the Mortgagee shall, upon any default of the Mortgagor hereunder, have the right at its option to receive and receipt therefor and to apply the same as it may elect to any indebtedness secured hereby. In the event the Mortgagor should assign the rents, issues and profits or any part thereof to any person other than the Mortgagee, without first obtaining the consent of the Mortgagee, then the entire principal sum secured hereby shall, at the option of the Mortgagee, become immediately due and payable.

14. In the event of default in the payment of the indebtedness hereby secured or any part thereof, including the Note, or if the maturity of the Note is accelerated by the Holder thereof, or if there is a default in any of the covenants or conditions of this Mortgage, at the option of the Mortgagee, without notice, notice of the exercise of such option hereby expressly being waived, the entire indebtedness secured by this Mortgage shall immediately become due, payable and collectible and the Mortgagee shall have power to sell said Premises according to law and this Mortgage may be foreclosed and the Mortgagee shall be entitled to the immediate appointment of a receiver without notice for the collection of the rents of said Premises during the pendency of such foreclosure and the rents and profits of the Premises are hereby assigned to the Mortgagee as security for the payment of such indebtedness.

15. Should legal proceedings be instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable counsel fee (of not less than