

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the said mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or the mortgagee's successors or assigns, and agrees 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.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrator, 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 the event the mortgagor desires to construct a personal residence valued in excess of \$20,000.00 on a portion of the premises herein conveyed, the mortgagee herein covenants and agrees to subordinate the lien of the within mortgage to a first mortgage covering a site of not more than one and one-half acre along with an appropriate easement for ingress and egress.

WITNESS my hand and seal this 21 day of April, 1975.

Signed, sealed and delivered in the presence of:

Charles E. Miller
Epitha S. Hughes

Jack E. Hayes
 Jack E. Hayes

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