

intended to be secured hereby shall become due at the option of the Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired.

And it is agreed, by and between the parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event the Mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above-described premises, who, after deducting all charges and expenses attending such proceedings and the execution of the trust as receiver, shall apply the residue of the rents and profits towards the payment of the debt secured hereby.

And it is further agreed, by and between the parties, that 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, that all costs and expenses incurred by the Mortgagee, its successors or assigns, including a reasonable counsel fee of not less than Fifteen Per Cent (15%) of the amount involved, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

Provided, always, and it is the true intent and meaning of the parties to these presents, that if Mortgagor, his legal representatives, heirs and assigns, shall pay or cause to be paid unto the Mortgagee, its successors or assigns, the debt with interest thereon, if any shall be due, and also all sums of money paid by the Mortgagee, its successors and assigns, according to the conditions and agreements of this Mortgage, then this deed of bargain and sale shall cease, determine and be void; otherwise, it shall remain in full force and virtue.

Mortgagor further covenants that during the term hereof the Mortgagor shall pay before delinquent all taxes and assessments that may be levied, or assessed, against said