

by said Note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said Mortgagee, their heirs, personal representatives, successors or assigns, although the period for its payment may not then have expired.

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

And it is further agreed, by and between the said 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, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

And it is further agreed, by and between said parties, that notwithstanding anything contained herein to the contrary, in any action brought by any person or entity to enforce the obligations of Mortgagor to make any payment or to perform any covenant, warranty or agreement under this Mortgage, the Note or under any other document evidencing the loan secured hereby, it shall in no event be entitled to