

strument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges and expenses attending such proceedings shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

8. That the Mortgagor will not, without first obtaining the written consent of the Mortgagee, mortgage or encumber the mortgaged premises or assign or attempt to assign the rents or any part thereof from the said premises.

9. That, at the option of the Mortgagee, the indebtedness secured by this mortgage shall immediately become due and payable if, without the written consent of the Mortgagee, the Mortgagor shall convey away the mortgaged premises, or if the title shall become vested in any other person or entity in any manner whatsoever other than by death of the Mortgagor or by and through a corporate reorganization or merger or by transfer to a partnership entity which has either William R. Cooper or James T. Cobb as a general partner.

10. That the Mortgagee shall have the right to enter and inspect the mortgaged premises at all reasonable times.

11. That the Mortgagor will execute and deliver to the Mortgagee, on demand, any instrument or instruments

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