

TO HAVE AND TO HOLD all and singular the Premises unto the mortgagee, its successors and assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the Premises unto the mortgagee, its successors and assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And said mortgagor agrees to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, and that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgagee. The mortgagor hereby appoints the mortgagee attorney irrevocable of the mortgagor to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgagor shall at any time fail to keep the buildings and improvements on the property insured as above provided, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the Obligations due and institute foreclosure proceedings.

In case of default hereunder or under the Guaranty, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the Premises against fire and tornado risk, and other casualties or contingencies, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the Obligations due and to institute foreclosure proceedings.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the Premises as additional security, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the Premises, with full authority to take possession of the Premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon the Obligations, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the mortgagor does and shall well and truly satisfy its obligations hereunder or under the Guaranty, the estate hereby granted shall cease and be utterly null and void; otherwise to remain in full force and virtue.