

fire, with loss made payable to the Mortgagee, in such company and for such amount as shall be approved by the Mortgagee, its successors or assigns, and shall deliver the policy to the Mortgagee, and in default thereof, the Mortgagee, its successors or assigns, may effect such insurance and reimburse itself under this Mortgage for the expense thereof with interest thereto from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that Mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this Mortgage.

And it is agreed by and between the parties that if the Mortgagor, Mortgagor's successors or assigns, shall fail to pay all and any taxes and assessments upon the premises when the same shall first become payable, then the Mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse itself under this Mortgage for the sum so paid with interest thereon from the date of such payment.

And it is agreed by and between the parties that upon default being made in the payment of principal or interest or any part of installment thereof as stipulated in the Promissory note or in the payment of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, and, as to the last three items, upon such default continuing for the space of ten (10) days after notice from the Mortgagee, its successors or assigns, or upon the the Mortgagor's failing for a like period to make good such default by repayment, then the entire amount of the debt secured or 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.