

judicial proceeding. Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

14. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents of the Property, provided that Mortgagor shall have the right to collect and retain such rents.

Upon acceleration under paragraph 13 hereof or abandonment of the Property, Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection rents, including, but not limited to, receiver's fees, premiums on receiver's bonds, court costs and reasonable attorney's fees, and then to the sums secured by this Mortgage.

15. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, the Mortgagor has hereunto executed this Mortgage the day and year first above written.

Signed, sealed and delivered in the presence of:

ONE THIRTY FIVE SOUTH MAIN STREET ASSOCIATES, LTD., a Georgia Limited Partnership

Norma L. Butler
Nancy L. Trimble

By: Jay Alan Bobo (Seal)
-MORTGAGOR

(Seal)
-MORTGAGOR

STATE OF GEORGIA)
COUNTY OF FULTON)

PROBATE

BEFORE me personally appeared Nancy L. Trimble and made oath that she saw the within named Mortgagor sign, seal and as its act and deed, deliver the within written Mortgage; and that she with Norma L. Butler witnessed the execution thereof.

SWORN before me this 25th day of October, 1983.

Jay Alan Bobo (SEAL)
Notary Public for Georgia

Nancy L. Trimble
Nancy L. Trimble

Notary Public, Georgia, State at Large
My Commission expires: My Commission Expires November 9, 1985

RECORDED NOV 3 1983 at 3:26 P.M.

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