

when such expense was incurred) for legal services actually performed);

Second, all taxes or assessments then constituting a lien against the premises other than those advertised and sold subject to;

Third, the unpaid indebtedness set forth above, interest thereon as above provided, and such sums advanced by Mortgagee as herein provided; and,

Fourth, the balance to Mortgagor or such other person entitled thereto, or to the Clerk of Court of the County in which said foreclosure proceedings were instituted, or as then may be authorized or directed by applicable law.

In addition to the other rights and remedies which Mortgagee may have by virtue of the provisions hereof or by law, Mortgagee shall have the right at any time after any such default to enter upon and take possession of the premises and as a mortgagee-in-possession to let the premises and receive all of the rents, issues and profits thereof, which are overdue, due or to become due, and to apply the same, after payment of all necessary charges and expenses on account of the indebtedness assigned to Mortgagee as security for the payment of such indebtedness. Mortgagor, for itself or any subsequent owner of the premises, hereby agrees to pay Mortgagee in advance a reasonable rent for the premises occupied by it, and in default of so doing hereby agrees that it may be dispossessed by the usual legal proceedings, and further agrees that any tenant defaulting

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