

in the payment to Mortgagee of any rent likewise may be disposed. This covenant shall become effective and may be enforced either with or without any action being brought to foreclose this mortgage and without applying at any time for a receiver of such rents and profits or of the premises.

Such expenses and fees as may be incurred by Mortgagee in the protection of the premises and the maintenance of the lien of this mortgage, including the fees of any attorney employed by Mortgagee in any litigation or proceeding affecting the premises, shall be paid by Mortgagor and the payment of same shall be secured by this mortgage. In case the indebtedness secured hereby is collected by suit or action or this mortgage is foreclosed, or the indebtedness secured hereby is put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagor shall be chargeable with all costs of collection including attorney fees actually incurred, which shall be due and payable at once, with charges and fees together with all costs and expenses, and the payment of same shall be secured by this mortgage and may be recovered in any event or action hereupon or hereunder.

Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received three (3) days after same is deposited in the United States mail, postage prepaid, registered or certified, return receipt requested, addressed to the parties at the addresses set

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