

Bk. 599, Pg. 493

to the Mortgagors.

That, so long as this mortgage shall remain in force, they shall keep the buildings now erected, or any building hereafter erected, insured against loss or damage by fire to the extent of not less than Ten thousand Dollars (\$10,000.00) in some company or companies acceptable to said Mortgagees and for the benefit of said Mortgagees, and will deliver all policies and renewals thereof to said Mortgagees.

NOW, THEREFORE, if the said Mortgagors shall pay said obligation, above mentioned, and shall fully satisfy and comply with the covenants herein set forth, then this conveyance shall be void, but otherwise to remain in full force and virtue as a Mortgage to secure the payment of the said obligation in accordance with the terms thereof and the performance of the covenants and agreements herein contained; it being agreed that any failure to make any of the payments provided hereinbefore for this mortgage when the same shall become due or payable, or to perform any agreement herein contained, shall give the Mortgagees the option to declare the whole amount due on said obligation, or unpaid thereon or on this Mortgage, at once due and payable, and this Mortgage by reason thereof may be foreclosed at any time thereafter, and, further, if the said Mortgagors shall fail to pay any taxes or other charges or any lien or insurance premiums as herein provided, then the Mortgagees shall have the option to pay the same, and any payment so made shall be added to and become part of the debt secured by this Mortgage and draw interest at the maximum legal rate, without the waiver, however, of any right arising from any breach of any of the covenants herein.

In case a complaint is filed in a suit brought to foreclose this Mortgage, the Court shall, upon motion of the holder of the Mortgage, with respect to the condition of the property herein described, appoint a receiver to collect the rents and profits arising out of said premises, and apply such rents and profits to the