

It is further mutually covenanted and agreed by and between the Mortgagors and the Mortgagee, their heirs, personal representatives, successors and assigns, that the Mortgagee shall have the right, without notice, to grant to any person liable for the Secured Debt, any extension of time for payment of all or any part thereof, without in any way affecting the personal liability of any party obligated to pay the Secured Debt.

IT IS FURTHER EXPRESSLY AGREED: That should the Mortgagors fail to make payment of sums payable by them as hereinbefore agreed, or suffer said premises to become subject to any lien or encumbrance having precedence to this mortgage, as hereinbefore provided against, the Mortgagee may, at its option, make payment thereof and the amounts so paid, with interest thereon at the rate of eight per cent (8%) per annum shall be added to and become a part of the Secured Debt, without waiver, however, of any rights of the Mortgagee arising from the breach of any of said covenants. The Mortgagee may collect a late charge not to exceed two cents (2c) for each one dollar (\$1.00) of each payment more than ten (10) days in arrears to cover the extra expense involved in handling delinquent payments; without prejudice, however, to the Mortgagee's right to consider each such delinquency as a breach of covenant by the Mortgagors.

While not in default, the Mortgagors may collect and enjoy the rents, issues and profits of said premises, but in case of default in any payment, or any default under provisions undertaken by the Mortgagors hereby, the Mortgagee shall have the right to collect such rents, issues and profits and to expend such portion thereof as may be necessary for the maintenance and operation of said premises and apply the balance, less reasonable costs of collection, upon the Secured Debt until all delinquent payments shall have been fully discharged, or such default fully cured.

In the event suit is instituted to effect foreclosure, the Mortgagee, its successors or assigns, may recover therein as Attorney's fees such sum as the Court may adjudge reasonable and shall pay such reasonable cost of searching records and abstracting the same as necessarily may be incurred in foreclosing this mortgage or defending the same, which sums may be included in the decree of foreclosure. Upon sale in any foreclosure proceedings the entire tract shall be sold as one parcel and the purchaser at any such sale shall be let into immediate and full possession of the above premises.

That in the event suit is instituted to effect such foreclosure, the Mortgagee, its successors or assigns, shall as a matter of right, and without regard to the sufficiency of the security or of waste or danger of misapplication of any of the properties of the Mortgagors, be entitled forthwith to have a receiver appointed of all the property hereby mortgaged, and the Mortgagors hereby expressly consent to the appointment of a receiver by any court of competent jurisdiction and expressly stipulate, covenant and agree that such receiver may remain in possession and control of the mortgaged property until the final determination of such suit or proceeding.

The liabilities, covenants and agreements of the Mortgagors hereunder shall be joint and several.

Dated at Washington DC, the 14th day of February,
A.D. 1963.

Witnessed by:

Edward J. [Signature]
Carol S. Brewmaster

Christian L. Engleman
Christian L. Engleman
Nancy E. Engleman
Nancy E. Engleman