

and should the said Mortgagors fail to insure as herein provided the said Mortgage may do so at the expense of said Mortgagors. Now Therefore If the said Mortgagors shall pay all and every of said notes, taxes and charges, and shall in all other respects fully satisfy and comply with the covenants herein before set forth and enumerated this conveyance shall be void. But if said Mortgage shall fail to pay any of said notes or in any other respect shall fail to comply with any of the covenants herein before set forth, then as often as any such breach shall occur the said Mortgage, or his successors, legal representative and assigns may at any time thereafter declare the whole of the principal sum or so much thereof as at the time of such declaration may remain unpaid to be at once due and payable, as well as all interest thereon up to the date when payment may be made of Judgment rendered therefor against said Mortgagors and foreclosure of the mortgage may be entered and the said Mortgagee his successors representatives and assigns may at any time after such breach as aforesaid proceed to foreclose this Mortgage to compel payment to be made of the full amount due and payable. It is further expressly agreed that

(1) Should the said Mortgagors fail to make payment of any taxes, rates insurance premiums or other charges payable by them the said Mortgage may at his option make payment thereof and the amounts so paid with interest at ten percent per annum shall be added to and become a part of the debt secured by this Mortgage without waiver however of any rights arising from breach of any of the covenants. (2) In case of filing a bill to foreclose this Mortgage the Court may by the motion of the Mortgage or his assigns appoint a receiver to collect the rents and profits arising out of said premises during pendency of such