

Now Therefore, If the said Mortgagor shall pay all and every sum of money specified in said note and shall in all other respects fully carry out and comply with the covenants hereunto set forth and enumerated, this conveyance shall be void, But if said Mortgagor shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then as often as any such failure of payment or breach of covenant shall occur the said Mortgagee or his successors legal representatives heirs and assigns may at any time thereafter declare the whole of the principal sum or so much thereof at the time of such declaration may remain unpaid with all unpaid interest accrued thereon, together with all ~~unpaid~~ ^{unpaid} ~~with~~ interest accrued thereon paid by said Mortgagee under any agreement contained in this mortgage to be at once due and payable and the said Mortgagee or his successors, legal representatives heirs and assigns may at any time after such failure of payment or breach of covenant declare the whole of the principal sum due and proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable.

It is further expressly agreed: That should the said Mortgagor fail to make payment of any taxes, insurance premiums, or other charges payable by him as hereinbefore agreed or should suffer said premises to become subject to any lien or incumbrance having precedence of this mortgage as hereinbefore provided against the said Mortgagee may at his option make payment thereof and the amounts so paid with interest thereon at ten per centum per annum shall be added to and become a part of the debt secured by this mortgage, without waiver however of any rights of said Mortgagee arising from breach of said covenants.

That in case of bringing suit to foreclose this mortgage the Court may on the motion of the Mortgagee or his successors legal representatives, heirs or assigns and without notice to said Mortgagor or his successors, legal representatives, heirs or assigns appoint a Receiver to take charge of said premises and to collect the rents and profits arising therefrom during the pendency of such