

Fourth: That the Mortgagor will keep all the improvements erected and to be erected on said premises in good order and repair, and will immediately pay off any lien having or which may have precedence of this Mortgage, and will not do or permit waste of the premises hereby mortgaged. Fifth: That so long as said notes shall remain unpaid in whole or in part the Mortgagor will keep the present buildings upon, or any which may hereafter be erected upon said premises, insured against fire in a sum not less than \$3,500, in some Fire Insurance Company or Companies to be named by the Mortgagee, for the benefit of the Mortgagee, and deliver the policies and renewals thereof to the Mortgagee, promptly after the issuance thereof, and such policies and renewals and all other policies issued hereafter to be issued covering said mortgaged property are hereby assigned to the Mortgagee as additional security for payment of said indebtedness. Sixth: Should the Mortgagor fail to make payment of any taxes, assessments, fire insurance premiums or other sums or charges payable by the Mortgagor, then it shall be optional with the Mortgagee to make payment thereof, and the amounts so paid with interest thereon at eight per centum per annum in like United States Gold Coin shall be added to and become part of the debt secured by this mortgage without waiver of any rights arising from breach of any of the covenants herein contained, and for such payment with interest as aforesaid the premises hereinbefore described as well as the Mortgagor, shall be bound to the same extent that they are bound for the payment of the notes herein described. Seventh: Should the Mortgagor fail to pay any part of said principal or the said interest as it becomes due, or any other sum due under this Mortgage, or break any covenant herein contained, the entire debt secured by this mortgage shall at once become due and collectible if the holder of said notes so elect, and all notice of such election is hereby waived. Eighth: In case any bill or complaint is filed in a suit, or an action brought to foreclose this Mortgage, the Court shall, on motion or application of the Mortgagee, without respect to the condition of the property herein described, either at the time of filing said bill or complaint, or thereafter, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure and apply such rents and profits to the payment and satisfaction pro tanto of the amount due under this Mortgage, first deducting all proper charges and expenses attending the execution of said trust, said rents and profits being hereby pledged for such purposes; but it is agreed, however, that until default be