

covering said premises, or any part thereof, to provide that loss, if any, shall be payable to the mortgagee, its successors or assigns, until the moneys secured hereby are fully paid, and to have attached thereto the usual Subrogation and mortgage Indemnity Clause, and shall deposit with said mortgagee all such policy or policies of insurance, to be retained by the mortgagee until the full debt secured hereby shall have been fully paid, and said mortgagor shall not cancel or cause to be cancelled, such policies of insurance without the written consent of the mortgagee.

Sixth: That in case said mortgagor shall fail to pay such taxes and assessments, or any of the same, or deposit such policies of insurance, the mortgagee may pay the same, or procure such insurances and the mortgagor hereby covenants and agrees to re-pay to such party all moneys so paid, with interest thereon at twelve per cent per annum until re-paid, and this mortgage shall stand as security therefor.

Seventh, That in case any taxes shall become delinquent and remain unpaid, or such policies of insurance shall not be deposited by the mortgagor, as aforesaid, or in case any principal or interest, as provided above, shall become due and remain unpaid, or there shall be a breach of any covenant or promise of the mortgagor herein contained, then the whole of the principal and interest, as provided above, and all moneys secured thereby and by this mortgage shall, at the option of the mortgagee, immediately become due and payable, and this mortgage may be foreclosed at any time thereafter without notice of the exercise of such option being made in any manner to the said mortgagor, or to anyone else, for the whole of such moneys, and in case an action shall be brought to foreclose this mortgage, the mortgagor covenants and agrees to pay such sums as the court may adjudge reasonable as attorney's fees in such suit or action, and subject to this mortgage, the same shall be alien upon said premises, which said fee shall be due when suit or action is commenced, and shall be recovered whether final decree be entered or not, and is a part of the costs of the commencement of said suit or action, and this mortgage shall stand security for the same.

Eighth: That in case of an action being commenced to foreclose this mortgage under any of its provisions, on filing the complaint for such foreclosure, or at any time thereafter, upon motion of the plaintiff therein, a Receiver shall be appointed to take charge of the mortgaged premises at once and to hold possession of the same, both before and after the entering of the decree of foreclosure therein, and until the title to said property is vested in the purchaser thereof, under and pursuant to such decree of foreclosure, in fee simple absolute, and the time for redemption therefrom has fully expired; and all rents and profits derived from such premises shall be applied after payment of the costs and expenses of such Receivership, including the costs and expenses of caring for and protecting said property and collecting of such rents and profits, first: Towards the payment of all taxes or assessments imposed upon said premises; and, second, toward the debt secured hereby.

NOW, if the moneys and interest secured hereby shall be fully paid, as and when provided, and the covenants and agreements herein be fully kept and performed, then this instrument to become void and of no further effect; but if default shall be made in the payment of any of the moneys secured hereby, as and when provided, or in case of the breach of any covenant or condition herein, then all moneys secured hereby shall become immediately ~~forwards~~ due and payable, as aforesaid, and this mortgage may be immediately foreclosed at any time thereafter, and the said premises said, and the proceeds of such sale applied to the payment of the costs and expenses of such foreclosure and sale, all taxes or assessments remaining due and unpaid on said premises or on the said negotiable paper or credit, the moneys secured hereby, including attorney's