

With five other notes of the same general tenor, payable however in order from two to six, inclusive, at the rate of five hundred Dollars (\$500000) per month.

AND WHEREAS the said Mortgagor has covenanted and agreed and does hereby covenant and agree to pay all said sums of money specified in said note, at the times therein designated, and to keep up and maintain in all manner, the improvements on said premises, and to pay all taxes, assessments, mechanics' liens, and encumbrances and liens of every kind which may by law become due and payable on said premises, and also all taxes which may be levied or imposed on this mortgage, or the moneys thereby secured, and at its own expense to keep insured against loss by fire to the extent of not less than DOLLARS, the presents buildings, or any which hereafter may be erected on the said premises during to existence of this debt, in such company as the Mortgagee may select, with loss, if any, under such insurance, payable to said Mortgagee, and to deliver the policies and renewals thereof to the said Mortgagee promptly after the issue thereof; and also, that the said Mortgagor will not commit or suffer any waste upon said premises, and to keep the same in a reasonable state of repair.

NOW, THEREFORE, if the said Mortgagor shall pay said promissory notes in accordance with the terms thereof, and shall fully satisfy and comply with the covenants hereinbefore set forth, then this conveyance to be void and no effect; but, otherwise, to remain in full force and virtue as a mortgage, and as such, to be subject to foreclose; it being agreed that any failure to make any of the payments herein provided for when the same become due and payable, or to perform any agreement herein contained shall give to the Mortgagee the option, without notice to the Mortgagor, to declare the whole amount due or unpaid on this mortgage at once due and payable; and that, if the said mortgagor shall fail to pay the taxes, assessments, insurance, mechanics' liens or other encumbrances or liens, as herein provided to be done, the Mortgagee shall have the option to pay the same, and the payment so made shall be added to and become part of the amount secured by this mortgage, and draw interest at the rate of ten per cent per annum, payable quarterly, without waiver, however, on any rights arising from breach of any of the covenants herein.

And it is expressly agreed:

First- That the Mortgagor may at any time, without notice, release portions of said mortgaged premises from the lien of this mortgage without affecting the personal liability of any person from the payment of the said indebtedness or the lien of this mortgage unto the remainder of the mortgages premises.

Second: - That in case the said Mortgagor shall sell the property above described or any part thereof, such sale shall in nowise change or lessen the personal liability of the said Mortgagor, and the said Mortgagor hereby waives notice of any dealing which the said Mortgagee may have with the purchaser under any such sale; that by reason of any such sale, the said mortgagor shall not become surety as to the debt hereby secured.

Third.- That the rents, issues and profits of the premises above described are hereby bargained, sold and conveyed unto the Mortgagee and the Mortgagor does hereby bargain, sell and convey unto the said Mortgagee the said rents, issues and profits of the said premises as security for the said debt in accordance with the terms of this mortgage and in case a suit is filed to foreclose this mortgage, the Court may, on motion of the Mortgagee, without notice to anyone, appoint a receiver to collect the rents, issues and