

2. That this mortgage shall be deemed a mortgage of the rents and profits as well as of the real property above described. It is understood that, in the event of the default on the part of the Mortgagors in the payment of all or any of the moneys herein by the Mortgagors agreed to be paid, or default in the performance of any or all of the conditions or obligations of this Mortgage by the Mortgagors assumed, and upon the Mortgagors imposed, then the Mortgagee may immediately foreclose this mortgage, and a bill to foreclose this mortgage being filed, the Mortgagee without further notice to the Mortgagors may apply to the court for the appointment of a receiver, and the court is hereby authorized to appoint a receiver, to take the custody and care of the mortgaged properties, collect the rents and profits thereof, harvest and market any growing crops thereon, the proceeds thereof to be applied in payment pro tanto of the amounts due or payable or chargeable under this mortgage.

3. That they will keep the improvements thereon in good repair, and will not do or permit any waste of the premises hereby mortgaged.

4. That they have a valid and unincumbered title in fee simple to the said premises, and that they will warrant and defend the same against any and all claims whatsoever.

5. That they will pay all taxes and charges that may be assessed on said premises, and on this mortgage, and on the debt hereby secured, before they become delinquent.

6. That they covenant and agree that in the event of a foreclosure of this mortgage, if the property hereby mortgaged shall not upon a sale thereof realize sufficient to pay the amount due under the mortgage, together with the costs and expenses of the suit or action, a deficiency judgment may be rendered against the Mortgagors for any unpaid balance, and the same may be satisfied from, and the sheriff or other officer making such sale may and shall be authorized forthwith to proceed to levy upon any property of the Mortgagors or either of them not exempt from execution.

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 hereinbefore set forth and enumerated, this conveyance shall be void. But if said Mortgagors shall fail to pay any of said notes, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then as often as any such breach shall occur, the said Mortgagee, or his heirs legal representatives and assigns, may at any time thereafter declare the whole of the principal sum, or so much thereof as 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, or judgment rendered therefor against said Mortgagors, and foreclosure of this mortgage may be entered, and the said Mortgagee his heirs, legal 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:-

1. That should the said Mortgagors fail to make payment of any taxes, rates, water, or other assessments, insurance premiums, or other charges payable by them, the said Mortgagee may at his option, make payment thereof, and the amounts so paid, with interest at eight per cent. 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 these covenants.

2. That in the event of this mortgage being foreclosed, the said Mortgagors shall pay such sum as the court may consider reasonable as attorney's fees for the benefit of the plaintiff, and subject to this mortgage, the same shall be a lien on the premises hereby mortgaged, which said fee shall be due and payable when suit is begun.