

herein or their assigns shall have the option to declare the entire amount secured hereby due and payable for the purpose of foreclosure of this mortgage and sale of the mortgaged premises.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging; or in anywise incident or appertaining.

To have and to hold, all and singular the said premises unto the said H. Douglas Gray and E. D. Eastuby, and their heirs and assigns forever. And I do hereby bind myself and my heirs, Executors and administrators to warrant and forever defend all and singular the said Premises unto the said H. Douglas Gray and E. D. Eastuby and their heirs and assigns, from and against me and my heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it is Agreed, by and between the parties hereto that the mortgagor is to insure house and buildings on said lot in the sum of not less than its full insurable value. Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagor, and that in the event that the mortgagor shall at any time fail to do so, then the said Mortgagee may cause the same to be insured in my name and reimburse themselves for the premium and expense of such insurance under this mortgage.

And it is Agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagees their successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expense attending such proceedings and the execution of the said trust as Receiver shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further agreed, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an