

and to lease or otherwise dispose of the possession thereof pending suit and to collect all rents and profits and after paying the costs and expenses of such receivership, apply the proceeds to the payment of the costs and expenses of such action and the remainder pro rata on the indebtedness without liability however to account for anything more than the rents and profits actually collected.

And until the mortgage indebtedness shall be fully discharged, the said J. M. Wells, as Trustee, agrees to insure the buildings on said premises in a sum of not less than one thousand (\$1,000.00) dollars, in a Company or Companies satisfactory to the Trustee and keep the same insured from loss or damage by fire, and assign the policy or policies of insurance to the Trustee hereunder; and that in the event of failure to do so, then the said Trustee may cause the same to be insured in its name and reimburse itself for the premiums and expenses of such insurance under this mortgage, with interest.

And it is further agreed that during the life of this loan, the said J. M. Wells, as Trustee, or his assigns will promptly pay all taxes, charges and assessments that may be imposed by law upon the mortgaged premises or any part thereof. And in the event of failure to pay such taxes, charges or assessments promptly when due, or any part thereof, then the Trustee shall have the liberty to pay the same and reimburse itself under this mortgage, for said expenses with interest. And it is hereby agreed that any sum paid by said Trustee for insurance policies, taxes, charges, assessments or any other expenses necessarily incurred by said Trustee for the protection of said note holders, or for the protection or preservation of said property, shall be a lien upon said premises and any such amounts with interest at seven per centum per annum shall be paid in priority to the said notes. Should there be default in the payment of any of said notes, or any part thereof, for