

3. And It Is Further Covenanted that if the said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance, as herein agreed, then said Mortgagee, its successors or assigns, may pay said taxes and assessments, and effect said insurance, and charge the sum so paid against said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, and said premises; and the money so advanced for the payment of such taxes, assessments, insurance, or any charge of whatsoever nature on the property hereby conveyed shall be added to the mortgage debt, and the repayment thereof, with interest at the rate of seven percent per annum, shall be secured by this Mortgage, and shall be forthwith due and payable; and the said Mortgagee, its successors or assigns, shall be subrogated to all the rights of the person to whom such payments have been made.

4. And It Is Further Covenanted that if the said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, shall make such payments as herein specified, then this Mortgage shall be void, but if the said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, shall fail to keep any of the covenants herein contained or to pay any of said moneys as they become due and payable by the terms of the said Note, as stipulated to be paid herein, or if default be made in the payment of said taxes or assessments; or if default be made in the said insurance agreement, as provided herein; or if the buildings and improvements are not kept in good repair; or in the event of the passage, after the date of this Mortgage, of any law deducting any lien thereon from the value of land for the purpose of taxation, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage or the manner of the collection of any such taxes, so as to affect this Mortgage, the whole of the principal sum secured by this Mortgage, together with the interest due thereon, shall, at the option of the said party of the second part, without notice, become immediately due and payable, and this Mortgage may be foreclosed for the whole amount of said moneys, interest, costs, taxes, advancements, and attorney's fees.

5. And as a Further Security for the payment of the debt and interest secured hereby, and for the performance of all the covenants of said Note and this Mortgage, the said Myra P. Wolfe - - - - -

- - - - - does - - - - - hereby transfer, set over, and assign to the said Metropolitan Life Insurance Company, its successors or assigns, all of the rents and income of the said mortgaged premises for each and every year that the said debt and interest may be unpaid, together with all rights and remedies for enforcing the collection of the same; and that, upon filing suit of foreclosure, said Mortgagee, its successors or assigns, shall be entitled to have a Receiver appointed to take charge of the said mortgaged premises, together with all the rents, profits, crops, and proceeds arising therefrom during such litigation, and in case of commencement of suit for foreclosure of this Mortgage or the placing thereof in the hands of an attorney for collection by reason of any default by said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, hereby agree to pay to the holder and owner of said Note and Mortgage 10 percent of the amount secured by this Mortgage as an attorney's fee for the foreclosure of said Mortgage or the collection of the amount due, which attorney's fee shall be secured by this Mortgage the same as any other moneys herein mentioned.

6. And It Is Further Covenanted that the said Myra P. Wolfe - - - - -

- - - - - her heirs, executors, administrators, or assigns, shall hold and enjoy the said premises until default in payments, as provided in said Note, or a breach of any of the covenants of this Mortgage shall be made.

Plural or singular words used herein to designate the undersigned, the parties of the first part, shall be construed to refer to the maker or makers of this Mortgage, whether one or more persons, or a corporation; and all covenants and agreements herein made by the undersigned, shall bind the heirs, personal representatives, successors, and assigns of the undersigned, and every option, right, and privilege herein reserved or secured to the Mortgagee shall inure to the benefit of its successors and assigns.

WITNESS my hand and seal on the 27th day of July 1949.

Signed, sealed, and delivered in the presence of

James L. Parker
Amel M. Hawkins

Myra P. Wolfe [SEAL]
Myra P. Wolfe

[SEAL]

[SEAL]

[SEAL]