

mortgage for the sum so paid, with interest from the date of such payment.

AND IT IS AGREED, by and between the said parties that upon any default being made in the payment of the interest on the said Note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said Mortgagee, her executors, administrators or assigns, although the period for the payment thereof may not have then expired.

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 in that event the said Mortgagee, her executors, administrators or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses 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 attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, including a reasonable counsel fee, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if R & R ENVIRONMENTAL SYSTEMS, INC., the said Mortgagor, does and shall well and truly pay, or cause to be paid, unto the said Mortgagee, SHARON PATTON, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Note and Condition thereunder written, then this Deed of Bargain and Sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that R & R ENVIRONMENTAL SYSTEMS, INC., shall hold and enjoy the said premises until default of payment shall be made.

WITNESS the hand of GEORGE D. RIVERS, JR., President of R & R