

which is now, or becomes, prior to this mortgage, or in case there shall exist at any time during the continuance of this mortgage any statutory lien on said premises or any part thereof, or in the event the Mortgagor neglects to keep the said premises in good condition and repair, or is or becomes in default with respect to any other covenant or agreement hereof, said Mortgagee may at its option, and without being obligated to do so, pay such taxes and assessments, effect such insurance, pay such claim, lien, encumbrance or statutory lien, and be subrogated to the rights of the holder of any lien so removed, or effect such repairs, to pay any other charges necessary to be paid for the protection of the lien of this mortgage, or perform such other covenant or agreement of the Mortgagor, and the sum or sums so advanced or expended shall, at the election of the Mortgagee, be immediately due and payable and shall, with interest thereon at the rate of seven (7%) per cent per annum from the time of disbursement by the Mortgagee until repaid, be secured by this mortgage. The rights described herein are, at the option of the Mortgagee, in addition to, or in lieu of, the remedies provided by statute.

11. In order to secure the payment of the promissory note of even date herewith and the indebtedness evidenced thereunder and hereunder, the Mortgagor does hereby sell, assign and transfer unto the Mortgagee, all rents from the mortgaged premises herein described during the entire term of this loan and until the indebtedness secured hereby is fully paid, and the Mortgagor hereby constitutes and appoints the Mortgagee his attorney-in-fact for the purpose of