

further covenanted and agreed that in the case this Mortgage or the indebtedness hereby secured is placed in the hands of an attorney for collection or is collected by legal proceedings, the further sum of 100 on the amount then due shall be paid by the Mortgagor for attorney's commissions and also in addition thereto a reasonable counsel fee, all of which stands secured by this Mortgage, and need be recovered in any suit or action hereupon or hereunder. And it is further covenanted and agreed that as additional security to the debts aforesaid, the Mortgagee shall have first lien upon the entire income, rents, and profits accruing from or issuing out of the Property until the debts herein secured are paid in full, and such lien is hereby granted unto the Mortgagee and its assigns and that upon default in the payment of any indebtedness secured hereby, or any part thereof, or any part of the interest thereon, that then the Mortgagee may enter and possess said premises, and shall have, demand, collect, receive and receipt for the rents, income, and profits of the same, and apply the net residue thereof, after deducting all expenses, towards payment of said debts, and the entire rents, income and profits accruing from or issuing out of the Property until the amount secured hereby is paid in full, are hereby assigned, transferred and delivered unto the Mortgagee and its

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