- 14). Inat it will pay when due all taxes, public assessments, and other governmenta, or morning a charge of the long or members against the mortgaged premiers. That it will comple with all governmental and municipal takes and regulations affecting the analysised premises
- 15) Inar it hereby assigns all rents, issues and profits of the mortgaged premises from and after any detail 5 hereby, less agrees that should legal proceedings be instituted pursuant to this instrument, any sudge having suits diction may, at Chambers or otherwise, appoint a tecesser of the mortgaged premozes with full authority to take possession of the mortgaged premises and collect the rents insites and profits including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses aftending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Morigagee, all sums then owing by the Morigagor to the Morigagee shall become immediately due and pavable, and this morigage may be foreclosed Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debe secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Morigagee, and a reasonable attorney's fee shall thereupon become due and payable immediately or on demand, at the option of the Morigagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby It is the true meaning of this instrument that if the Morigagor shall fully perform all the terms, conditions, and covenants of the mortgage. and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders
- (9) If the mortgagor should convey the property or any interest therein to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgager or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee
- (10) Morsgagee shall be entitled to receive any sums which have been or may be awarded morsgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises All such proceeds and awards are hereby assigned to morigagee, and morigagor upon request by morigagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.
- (11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due. mortgager may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the shall be added to the mortgage indebtedness and be secured by this mortgage

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