

Party of the first part hereby assigns to Commonwealth Life Insurance Company all rents, income and profits of said mortgaged property after any default mentioned in this mortgage.

As an additional security for the payment of said Five Thousand Dollars (\$5,000.00) Lula H. Hillhouse hereby assigns, transfers, and conveys unto Commonwealth Life Insurance Company all of the right, title interest and benefits existing or which may hereafter become vested in her or her estate under Policy No. 78857 dated April 7, 1927, issued by Commonwealth Life Insurance Company on the life of Lula Harriette Hillhouse in the sum of Five Thousand Dollars and payable to Julia David Charles, Guardian if living at the time of death of said insured, otherwise to the estate of said insured, and she warrants that said policy has not heretofore been assigned and is now in full force and effect, and it is a provision and condition of this mortgage that this assignment of said policy shall remain in full force and effect until all of the above mentioned debt and interest has been paid to Commonwealth Life Insurance Company.

It is a further condition of this mortgage that upon the failure of said first party to promptly pay the premiums on said above mentioned policy, as they become due, and in accordance with the terms and provisions of said policy, Commonwealth Life Insurance Company may elect, if it so desires, to consider there the obligation of Five Thousand ^{Dollars} (\$5,000.00) above mentioned, with accrued interest thereon, as due and payable, and may, if it so desires, proceed to collect the same with all accretages of interest at any time after such default in the payment of any of the premiums on said life insurance policy.

Now, should first party well and truly pay or cause to be paid all sums herein mentioned, with all interest thereon herein provided for, as same shall become due and payable, and well and truly do and perform all the covenants and obligations as herein set forth, then this compliance shall be null and void, otherwise it shall remain in full force and effect. (Over)