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principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagors agree to and do hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we, James W. Bradley, Rex E. Jones, Robert L. Campbell, W. A. Austin, Otto Burrell, C. C. Johnson, Joe G. Hancock, Otis Little, Raymond R. Christopher, W. W. White, J. C. Foister, and J. C. Wall, as Deacons and Trustees of Monaghan Baptist Church, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagors shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

WITNESS our hands and seals this 2 day of June, in the year of our Lord one thousand, nine hundred and fifty-three,