(4) That it will pay, when doe, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it herely assigns all rests, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings he instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rests, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rests, 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 Mortgagee, all sums then oming by the Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any positive of the placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected here under.

(7) That the Mortgagor shall hold and enjoy the premiers 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 Mortgagor shall fully perform all the terms, conditions, and convenants 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 sixture.

(6) That the coverants berein contained shall hind, and the benefits and advantages shall inute to, the respective heirs, executors, administrators successors and assigns, of the parties bereto. 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 any interest in the property or should any party obtain an interest by attachment or
any means other than inheritance (or will), the entire principal balance with interest and service charge accuring thereon shall become immediately due
and payable at option of the mortgagee.

(10) Mortgages shall be entitled to receive any sums which have Leen or may be awarded mortgager for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgager for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgager, and mortgager upon request by mortgager agrees to make, execute and deliver any additional unignments or documents which may be necessary from time to time to enable mortgager, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgager 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 mortgager fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgage may pay the same, and mortgager on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

all be added to the mortgage indebtedness and be secured by th	s mortgage.	·		
ITNESS the Mortgegor's hand and seal this 28th	day of	May	1976	
IGNED, sealed and delivered in the presence of		and the programme of the control of	i i	
D. Jana Cantrair		-/ marile	Burken	(SEAL)
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