

furnished to the Mortgagee, and shall be effective when so mailed, whether or not it shall be received, and any notice in respect to any matter arising under this instrument shall be deemed sufficiently given if it shall have been so mailed. And the failure to exercise this right on any one or more occasions when it shall have accrued, shall not be construed as a waiver of any future rights to make such declaration when the right shall have again accrued to the Mortgagee. And the Mortgagor hereby waives the benefit of his homestead exemption as to the debt hereby secured and interest thereon and all sums expended by the Mortgagee in pursuance with this Mortgage. And should the within described real estate be sold for the satisfaction or discharge of the debt hereby secured or any part thereof and the proceeds of said sale should prove insufficient to satisfy the same with all costs and expenses, the obligation to pay the amount remaining unpaid shall not be extinguished by the Mortgagee becoming the purchaser of the premises.

Third: That if at any time any part of the debt hereby secured or interest thereon or any of the sums authorized hereunder to be expended by the Mortgagee be past due and unpaid, the Mortgagor hereby sells, transfers, and assigns the rents and profits of the above described real estate to the Mortgagee and agrees that any Circuit Judge of said State may, in Chambers or otherwise, appoint a receiver, or receivers, with authority to take possession of said real estate and collect and sell the said rents and profits, applying the net proceeds thereof, after paying costs of collection and sale, upon said debt, interest, or sums expended by the Mortgagee and herein secured, without liability to account for anything more than the rents and profits actually collected.

Fourth: That wherever herein the masculine personal pronoun may be used, if there be only one mortgagor, and that mortgagor shall be female, the feminine personal pronoun shall be deemed substituted for such masculine personal pronoun. Wherever herein the singular personal pronoun shall be used referring to the Mortgagor and there be more than one mortgagor, said singular personal pronoun shall be deemed to read as the plural personal pronoun. Wherever herein the word "Mortgagor" shall be used and there be more than one Mortgagor, the same shall be deemed to read "Mortgagors" and each mortgagor shall always be jointly and severally liable for the performance of every promise and agreement made herein by the "Mortgagor". Wherever herein the words "Mortgagor" or "Mortgagee" are used the same shall be construed to mean as well the heirs, successors, representatives and assigns of the same, whether voluntary by act of the parties, or^m voluntary by operation of the law.

Provided Always, Nevertheless, and it is true intent and mean-
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