

power to lease the said premises, or such part thereof, as may not then be under lease, and with such other powers as may be deemed necessary, who after deducting all proper charges and expenses attending the execution of the said trust as receiver, shall apply the residue of the said rents and profits to the payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the sale of the said premises to the payment of the amount due, including interest and the costs and a reasonable attorney's fee for the foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon the take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charge and expenses, on account of the amount hereby secured.

AND it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any instalment hereinbefore mentioned or immediately upon the actual or threatned demolition or removal of any building erected on said premises.

AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee upon failure of any owner of the above described premises to comply with the requirements of any Department of the City of Greenville within thirty days after notice of such requirement shall have been given to the then owner of said premises by the <sup>said</sup> Mortgagee.

AND It is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.

If any tax is assessed against this note or mortgage, or the interest thereon, other than the Federal Income tax, or if any tax is assessed against the interest of said Mortgagee, in the above described land it shall be paid by the undersigned and upon failure of the undersigned to pay the said tax at the time required by law, or if the statute or court decision imposing said tax requires it to be paid by the holder of the said note, or instrument securing same, said note and instrument securing same will immediately mature and be enforceable as though their maturity in point of time had been reached, and the amount of such tax shall be secured by this mortgage.

It is agreed that the Mortgagor will keep the buildings now on said land, and any buildings which may hereafter be erected on same, insured, if on the non-coinsurance plan, against fire for not less than the sum of Fourteen Thousand (\$14,000.00) ---Dollars, and against wind-storm for not less than the sum of Fourteen Thousand (\$14,000.00) Dollars in some reliable insurance company or companies, to be approved by the said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, until all sums herein secured are fully paid; and said policy or policies shall have attached thereto a standard mortgage clause, making any loss payable to said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, and shall be delivered with receipt for premium on same to said Company at the time the loan secured herein is made. It is also agreed that in case of the pending expiration of any policy a renewal thereof with receipt for premium on same shall be delivered to said Mortgagee at least ten days before the time of such expiration. It is further agreed that if more insurance than is