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warrant and forever defend all and singular the said

Premises unto the said Provident Life and Accident Insurance Company, its Successors and Assigns, from and against themselves, their Heirs and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said Mortgagors agree to insure the buildings on said lots in a sum not less than Seventy-eight Thousand (\$78,000.00) Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire and such other contingencies as the Mortgagee may require, and assign the policy of insurance to the said Mortgagee; and that in the event that the mortgagors shall at any time fail to do so, then the said Mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagors hereby assign the rents and profits of the above described premises to the said Mortgagee, or its Successors and Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of such premises and collect said rents and profits, apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagors do and shall sell and convey any estate to be paid unto the said Mortgagee the debt or sum of money