

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the premises above mentioned unto the said The Chemstrand Corporation, its successors and assigns forever.

And we do hereby bind ourselves, our heirs, executors, and administrators, to procure or execute any further necessary assurances of title to said premises, and also to warrant and forever defend all and singular the said premises unto the said The Chemstrand Corporation, its successors and assigns, against ourselves, and our heirs, and against every person lawfully claiming or to claim the same, or any part hereof.

Provided, always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors, their heirs, executors, or administrators, shall well and truly pay or cause to be paid unto the said mortgagee, its successors and assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond and condition thereunder written, and all sums of money, provided to be paid by the mortgagors, their heirs, executors, administrators, or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue. And it is agreed by and between the said parties that the said mortgagors, their heirs and assigns, shall hold and enjoy the said premises until default of payment shall be made.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid the said mortgagors, their heirs, executors, administrators, or assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case they fail to do so, the said mortgagee, its successors and assigns, may pay said taxes, together with any costs or penalties incurred thereon or any part thereof, and reimburse themselves for the same under this mortgage, with interest thereon from date of such payment. And it is agreed by and between said parties that upon default being made in the payment of principal or interest or any part or installment thereof as stipulated in said bond, or in the payment of the taxes or of the assessments hereinabove mentioned, when the same shall severally become payable, and as to the items, upon such default continuing for the space of ten days after notice from the mortgagee, its successors and assigns, or (in the case of payment by the mortgagee as herein allowed) upon the mortgagor's failing for a like period to make good such default by repayment--then the entire amount of the debt secured or intended to be secured hereby shall become due at the option of said mortgagee, its successors and assigns, although the period for the payment thereof may not then have expired. And it is agreed by and between said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event said mortgagee, its successors and assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of said trust as receiver, shall apply the residue of said rents and profits towards the payment of the debt secured hereby.