

default, and incur all expenses and obligations which it may consider necessary in connection therewith any and all sums so paid by the Mortgagee, as herein provided, with interest thereon at the rate of seven (7%) percent per annum, shall be part of the indebtedness secured by this mortgage and a lien upon the mortgaged property and shall with interest as aforesaid be repaid by the Mortgagor to the Mortgagee forthwith upon demand.

The said Mortgagor, for himself, his heirs and assigns, does hereby assign and set over unto the Mortgagee all rents, issues and profits from the above mortgaged property hereinafter accruing as additional security for the indebtedness and other items herein secured, and for the purpose of keeping said mortgaged property in proper repair, and the Mortgagee is given a prior and continuing lien thereon and said Mortgagor does appoint the said Mortgagee his attorney irrevocable to collect said rents and profits, with or without suit, and apply the same, less expense of collection, to the said indebtedness, other secured items, and repairs, in such manner as said Mortgagee may elect, provided, however, that until there be a default under the terms of this mortgage, the Mortgagor may continue to collect and enjoy said rents, issues and profits without accountability to said Mortgagee. This assignment of rents and power of attorney shall be irrevocable and shall be in addition to the other remedies herein provided for in event of default, and may be put into effect independently of or concurrently with any of said remedies; but no liability shall attach to the Mortgagee for failure or