

under the policy or policies of insurance payable to the Mortgagees, and that in the event they shall at any time fail to do so, then the said Mortgagees may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the Mortgagors to pay any insurance premium or any taxes or other public assessment, or any part thereof, the Mortgagees may, at their option, declare the full amount of this mortgage due and payable.

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 well and truly pay, or cause to be paid unto the said Mortgagees 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 note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that they, the Mortgagors, are to hold and enjoy the said premises until default of payment shall be made.

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 said Mortgagees, or their heirs and assigns, subject to the rights of any prior mortgage holders, 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 said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected.

IN WITNESS WHEREOF, the three undersigned Trustees, being a majority, pursuant to Article V, Section 3, of the above mentioned Trust Agreement dated September 19, 1962, which provides that all actions permitted to, or required of the Trustees, shall be taken upon authoriza-