

assessed and chargeable against said property, and in default thereof, that the holder of this Mortgage may pay the same, whereupon the entire debt secured by this Mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said CLAUSSEN'S, INC., does and shall well and truly pay, or cause to be paid unto the said FIRST NATIONAL BANK & TRUST COMPANY OF AUGUSTA 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 and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said Mortgagor doth hereby assign, set over and transfer to the said Mortgagee, its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this Mortgage after default in the conditions thereof.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this Mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagor a reasonable sum as attorney's fees, which shall be secured