a receiver of the mortgaged premises, with full authority to take possession of the premises and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually received.

It is further covenanted and agreed that as long as the debt secured by this mortgage or any part thereof remains unpaid, the mortgagor shall maintain loss of rents insurance with respect to the mortgaged premises in an amount of not less than Twenty Five Thousand Dollars ($25,000.00).

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor does and shall well and truly pay or cause to be paid unto the said mortgagor the debt or sum of money aforesaid, with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted 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 said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said mortgagor has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers on this the _14th_ day of July in the year of our Lord one thousand nine hundred and seventy two and in the one hundred and ninety sixth year of the Sovereignty and Independence of the United States of America.

In the Presence of: COFFEE ST. REALTY CO.   (SEAL)

_____   By _____

_____   And _____

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