

debt, or so much thereof as is unpaid, shall also recover of the said Mortgagor a reasonable fee to the Attorney of the said Mortgagee for his services in said action, not to exceed ten percent (10%) of the amount unpaid and decreed to be payable - such fee to be incorporated in the judgment in said action and to be secured thereby.

3. That the Mortgagor does hereby assign and set over unto the Mortgagee all rents from the above mortgaged property hereafter accruing as additional security for the indebtedness and the Mortgagee is given a prior and continuing lien thereon. The Mortgagor does appoint the Mortgagee its attorney to collect said rents with or without suit and apply the same, less expenses of collection, including agent's commission of five percent (5%) on all rental collected, to the said indebtedness, other secured items and repairs, in such manner as the Mortgagee may elect; provided, however, that until there be a default under the terms of this deed, the Mortgagor may continue to collect and enjoy said rents. 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. This assignment, lien and power of attorney shall apply to all rents hereafter accruing from present leases and rentals of the mortgaged property and from all leases and rentals hereafter made by the present or any future owners of the property, and any purchaser of the mortgaged property shall take subject to all the provisions and conditions thereof.

4. Should any default be made by Mortgagor in the payment of interest, if any, or of any installment of principal, or of any part thereof or any other sum required to be paid pursuant to the provisions hereof or of the Note, and should Mortgagor fail to cure such default within thirty