

6. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises;

7. That, at the option of Mortgagee, all indebtedness secured by this Mortgage shall become due and payable forthwith if Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, or, in the case of a construction loan, if Mortgagor shall permit work on the project to be delayed or to become and remain interrupted for a period of fifteen (15) days without the written consent of Mortgagee;

8. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by Mortgagor, and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debts secured hereby;

9. If there is a default in any of the terms, conditions or covenants of this Mortgage, or of the note(s) and other indebtedness secured hereby, then, at the option of Mortgagee, all sums then owing to Mortgagee shall become immediately due and payable, and this Mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this Mortgage, or should Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt(s) secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by Mortgagee, and a reasonable attorneys' fee, shall thereupon become due and payable immediately or on demand,