

6. In the event that Mortgagors sell the mortgaged premises, Mortgagees may, at their option, call for immediate payment of the outstanding principal balance.

7. Mortgagors hereby assign all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agree 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 the Mortgagors, and after deducting all charges and expenses attending such proceeding and the execution of their trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby;

8. If there is a default in any of the terms, conditions or covenants of this Mortgage, or of the note secured hereby, then, at the option of the Mortgagees, all sums then owing by the Mortgagors to the Mortgagees 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 any Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt 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 the Mortgagees, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagees, as a part of the debt secured hereby, and may be recovered and collected hereunder;

9. It is agreed that the Mortgagors shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagors shall fully perform all the terms, conditions, and covenants of this Mortgage, and of the note and debt secured hereby, then this Mortgage shall become utterly null and void, otherwise to remain in full force and effect;

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, 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.

WITNESS my hand and seal, this 2^d day of April, 1984

Signed, Sealed and Delivered in the Presence of:

W. H. Hall
Annabel C. Thores

Mary L. Toomey (SEAL)
MARY L. TOOMEY

Richard K. Toomey (SEAL)
RICHARD K. TOOMEY

(SEAL)

(SEAL)

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