

attach, or if any insurance premiums be not paid as agreed, or if prior mechanics' liens be not released, or if default be made in the due fulfillment of the covenants and agreements of any of them herein contained, or upon the happening of any other event which according to the terms of this mortgage shall entitle the holder of the promissory note secured hereby to accelerate the due date hereof, then, in all or any of these events this conveyance shall remain in force, and the whole unpaid principal sum herein agreed to be paid, with interest accrued thereon, together with all sums advanced for such taxes, assessments, insurance premiums, or other payments by Mortgagee pursuant to the terms of this mortgage, shall, at once or at any time thereafter, at the option of Mortgagee, become due and payable anything herein or in said promissory note to the contrary notwithstanding; and no omission on the part of Mortgagee to exercise such option when entitled so to do shall be construed as a waiver of such right; and it shall then become lawful for the Mortgagee to commence the foreclosure of the lien hereby conveyed, as by law provided, with all obligors, including Mortgagor, to be fully and unconditionally liable for any deficiency resulting from the failure of Mortgagee to receive from the proceeds of the foreclosure sale full payment of all moneys owed by obligors to Mortgagee. And it is agreed by and between the parties that in the case of such foreclosure of this mortgage, by suit or otherwise, Mortgagee shall recover of obligors a reasonable sum as attorney's fee which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

Mortgagor does hereby assign and set over to Mortgagee all rents from the above mortgaged property hereafter accruing as additional security for the indebtedness and any and all sums hereby secured, also for the purpose of keeping said property in proper repair; and Mortgagee is given a prior and continuing lien thereon. Mortgagor does appoint Mortgagee its attorney to collect such rents with or without suit, and to apply the same, less expenses of collection, to said indebtedness, to any and all sums hereby secured and to repairs in such manner as Mortgagee may elect; provided, that until there be a default under the terms of this mortgage, Mortgagor may continue to collect and enjoy said rents as they fall due without accountability to Mortgagee. This assignment and power of attorney shall apply to leases and rentals, whether now existing or to be made in the future, whether by present or by future owners of said property, shall be in addition to other remedies herein provided for in event of default, and may be put into effect independently or concurrently with any of such remedies; but no liability shall attach to Mortgagee on account of failure or inability to collect any such rents. Mortgagor shall perform every obligation of the lessor and shall enforce every obligation of the lessee in every lease that is assigned to Mortgagee or any tenancy in which the rents are assigned to Mortgagee and shall not modify, alter, waive or cancel any such lease or any part thereof, nor anticipate for more than one month any rents that may be collectible under such leases or that may have been assigned to Mortgagee.

And, so long as any portion of the indebtedness hereby secured remains unpaid, Mortgagor warrants and covenants to and with Mortgagee:

WITH RESPECT TO TAXES, OTHER LIENS, AND INSURANCE:

- (a) That Mortgagor will pay all taxes, charges and assess-