6. And in case proceedings for foreclosure are instituted, the undersigned, mortgagor, agree to and hereby assign the rents and profits arising or to arise from the mortgaged premises whether occupied by the owner or any person, firm, or corporation holding under or through the owner as additional security for this loan, and agree that any judge of jurisdiction may, in chambers or otherwise, appoint a receiver of the mortgaged premises, with fullauthority to take possession of the premises and collect the rents and profits and apply the net proceeds (after paying costs of receivership) on the debt, interest, costs, and expenses, without liability to account for anything more than the rents and profits actually received.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the undersigned, mortgagor, its heirs, executors, administrators, or assigns, do and shall well and truly pay or cause to be paid to mortgagee the debt or sum of money above mentioned with interest thereon, if any is due according to true intent and meaning of the note, and any and all other sums that 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 the parties that mortgagor shall be entitled to hold and enjoy the premises until default shall be made as herein provided.

Witness my hand and seal on May 5th, 1981.

ARLEN REALTY, INC.,
A Pennsylvania Corporation

Witness

Witness

By: _____

Its: Vice-Pres

[Corporate Seal]

PROBATE

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

Personally appeared the undersigned witness and made oath that he saw the within named signatory sign, seal and as the mortgagor's act and deed deliver the within Mortgage and that he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 5th day of May, 1981.

_____

_____ (Notarial Seal)

Notary Public for New York County, New York
My commission expires: _____

STEPHEN B. DELMAN
Notary Public, State of New York
No. 03-1475
Qualified in Westchester County
Certificate Filed in New York County
Commission Expires March 30, 1983

Drafted by and when recorded,
return to: Jeffrey B. Stone, Esq.
Parker Chapin Flattau & Klimpl
530 Fifth Avenue
New York, New York 10036

RECORDED JUN 15 1981 at 3:30 P.M. 31717

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