... the mortgagor has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the said mortgagee, its successors and assigns, all the rents, issues and profits now due, and which may become due and payable to the said mortgagor for or by reason of the said premises, and does hereby authorize the said mortgagee, its successors and assigns, to collect the said rents, issues and profits and to apply the net proceeds thereof to the payment of the said indebtedness, and does hereby agree that this assignment of rents, issues and profits is to be construed as a separate and independent instrument and not in lieu of or in substitution for the aforesaid mortgage, and that the said mortgagee, its successors and assigns, may at any time after default in the payment of the said indebtedness or any part thereof, or in the performance of any of the covenants or conditions of said mortgage, or any part thereof, or any other instrument given to secure said indebtedness, or any part thereof, or any other default under said mortgage, or any part thereof, or any other default under any other instrument given to secure said indebtedness, or any part thereof, or any other default under any other instrument given to secure said indebtedness, or any part thereof, or any other default under any other instrument given to secure said indebtedness