

after executed in conjunction with this loan, or should any representation set forth herein be untrue, or should a breach occur of any warranty set forth herein, or should any bankruptcy, reorganization, receivership, liquidation, or similar proceeding be instituted by or against Mortgagor, or should there be any sale, transfer or encumbrance of all or any part of the Property without Mortgagee's prior written consent, or should any suit be instituted against Mortgagor for the enforcement of any lien, judgment or other encumbrance against the Property and should any such default not be remedied within 15 days after receipt by Mortgagor of written notice of such default from Mortgagee; then in any of such events, the entire indebtedness secured hereby shall, at Mortgagee's option and without notice to Mortgagor, become immediately due and payable, and, in addition to any other right or remedy granted by law, Mortgagor may (a) enforce this Mortgage and the lien and security interest hereof; (b) apply for the appointment of a receiver to take care of the Property and to collect the rents, issues, and profits thereof, as a matter of right, either before or after any foreclosure suit, without consideration of the value of the Property as security for the amount due Mortgagee, or the solvency of any person or persons liable for the payment of such amounts; the rents, issues, and profits of the Property, in any such event, being hereby assigned to Mortgagee as additional security for the payment of such indebtedness; and (c) to enter upon and take possession of the Property with the irrevocable consent of Mortgagor as evidenced by the execution of this Mortgage, and, as Mortgagee in possession and without the appointment of any receiver or application being made therefor, to let the Property, either in Mortgagee's name or Mortgagor's name, and receive all the rents, issues, and profits therefrom (which are due or to become due), and to apply the same after the payment of all charges and expenses deemed by Mortgagee to be necessary, to the indebtedness hereby secured; it being understood, in such case, that Mortgagor will pay to Mortgagee monthly, in advance, a reasonable rent for the premises occupied by Mortgagor and, in default thereof, Mortgagor may be dispossessed by the usual legal proceedings against a defaulting tenant of real estate; and, further, that any action may be brought in Mortgagor's name to dispossess any tenant defaulting in the payment of rent to Mortgagee or violating the term of his