

its existence, franchises, rights and privileges under the laws of the United States of America and all applicable state laws, and, so long as it owns any part of the Mortgaged Property located in any state, will do or cause to be done all things necessary to preserve and keep in full force and effect its right to own property in such state;

7. That, in the event of a default hereunder, all rents, profits and income from the property covered by this Mortgage are hereby assigned to the Mortgagee for the purpose of discharging the debt hereby secured. Permission is hereby given to Mortgagor, so long as no default exists hereunder, to collect and retain such rents, profits and income;

8. That upon default hereunder the Mortgagee shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the Mortgaged Property and operate the same and collect the rents, profits and income therefrom;

9. That the Mortgagor will keep the buildings, structures and other improvements now existing or hereafter erected on the Mortgaged Property insured against loss by fire hazards included within the term "extended coverage" and such other hazards, casualties, and contingencies, as may be stipulated by the Farmer's Home Administration of the United States, Department of Agriculture (Farmer's Home Administration) and other hazards as may be required from time to time by the Mortgagee, and all such insurance shall be evidenced by standard Fire and Extended Coverage Insurance