

be by the Mortgagor kept and performed, the Mortgagee may on its part perform the same, and all costs and expenses by it incurred thereto shall be repaid by said Mortgagor personally liable therefor to the Mortgagee on demand, with interest thereon at the rate of Twelve per cent (12%) per annum; and until so repaid shall with such interest be added to the debt hereby secured. In any such case of failure or neglect, if such default of the Mortgagor shall continue for thirty (30) days, the whole amount of the said principal sum remaining unpaid, together with the interest, and all sums so paid by the Mortgagee, its successors or assigns, and interest thereon as aforesaid, shall, at the option of said Mortgagee, its successors or assigns, be deemed to have become due without notice, notice of such option being hereby expressly waived, and the same with interest thereon as aforesaid, shall thereupon be collectible in a suit at law, or by foreclosure of this mortgage, in the same manner as if the whole of said principal sum had been made payable at the time when any such default shall occur as aforesaid; and it shall be lawful, in each and all such cases, for said Mortgagee, its successors or assigns to grant, sell and convey the said real estate at public auction or vendue, and on such sale to make and execute to the purchaser or purchasers, good and sufficient deeds of conveyance in the law, pursuant to the statute in such case made and provided; and out of the moneys arising from such sale, after deducting the costs of such vendue as aforesaid, to retain the principal and interest which shall then remain unpaid upon said note, and a reasonable sum as solicitors' fees, and all sums paid for taxes and assessments, insurance, maintenance and repairs, prior liens, claims, adverse titles and incumbrances, and all lawful costs and expenses, rendering the surplus money, if any there be, to the said Mortgagor, its successors or assigns.

In case of the foreclosure of this mortgage by action, the said Mortgagor will pay to said Mortgagee, its successors or assigns, all expenses incurred in procuring and continuing abstracts of title for the purpose of such foreclosure; and will pay, in addition to the taxable costs in any such foreclosure action a reasonable and customary sum as solicitors' fees; all of which sums shall be included in the judgment of the foreclosure of this mortgage.

Upon the commencement or during the pendency of any action to foreclosure this mortgage, the court in which such action is brought may appoint a receiver of the mortgaged premises, and may empower said receiver to collect the rents, issues and profits of said premises during the pendency of such foreclosure action, and until the confirmation of sale made under any judgment foreclosing this mortgage, and may order such rents, issues and profits, when so collected, to be held and applied, as the court shall from time to time direct.