

pay off and procure a release of such claims or liens and recover of said first party the amount so paid and interest thereon at the rate of twelve per centum per annum from the date of such payment.

Now therefore, if the amount of said bond and coupons be paid when due and all the covenants and agreement of the first party contained herein be faithfully kept & performed then these presents shall be null and void.

If however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due or fails to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectable at once and this mortgage may thereupon be foreclosed; and in such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of twelve per centum per annum, and the holder thereof may recover the whole amount of said bond with interest thereon at the rate of twelve per centum per annum from the date thereof less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts paid for taxes, assessments, insurance, and to release or extinguish any statutory liens upon said premises or to protect the title or possession thereof, with interest thereon as provided herein, and all may be included in the judgment rendered or amount found due in any suit to foreclose this mortgage and this mortgage is hereby made to secure all such sums.

It is further stipulated and agreed by the first party that upon the institution of proceedings to foreclose this mortgage the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof under the direction of the court without the proof required by statute: the amount so collected by such receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage. In case this mortgage is foreclosed, the