

mortgage, and the same may be recovered with interest at a rate not to exceed 10% per annum, and said sums so advanced may, at the option of said mortgagees be made a part of the unpaid balance of this note, thereby increasing said unpaid balance. Payment of any of said items by said mortgagee shall not be construed as a waiver of that default or of the right of said mortgagee to foreclose its mortgage because of such default.

7. The undersigned also agree to pay all costs, charges and expenses reasonably incurred or paid at any time by said mortgagees, including abstract expenses, because of the failure of the undersigned to comply with the provisions of this note or of the mortgage securing this note, and the same shall be secured by said mortgage.

8. The undersigned may, by agreement with said mortgagees, obtain additional advances from the mortgagees for any purpose whatsoever, whether specified herein or not, and such advances shall become a part of the principal balance herein, and shall be a lien on the property mortgaged to secure this note, and shall be repaid in accordance with the terms of said agreement, either in separate payments or as a part of the monthly payments herein provided for.

9. The undersigned hereby assign to said mortgagees all rents and income arising at any and all times from the property mortgaged to secure said note, and hereby authorize said mortgagees, at their option, to enter into the possession of and take charge of said property, to collect and receipt for all rents and income therefrom, and apply the same on the interest and principal payments due hereunder, including insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenantable condition, or to other charges provided for in this note, provided said note is in default. This rent assignment shall continue in force until all indebtedness represented by this note is fully paid. The taking possession of said property by said mortgagees shall in no manner