

Mortgagee hereby assigns to mortgagee the rents and income arising at any and all times from the property, mortgaged to secure the debt, and hereby authorizes mortgagee or its agent, at its option, upon default, to take charge of said property and collect all rents and income and apply the same on the payment of interest, premiums, taxes, assessments, and other charges necessary to keep said property in tenable condition, for other charges, or payments provided for in the mortgage, or to pay the principal of the mortgage, and until the principal of the mortgage is fully paid, it is also agreed that the taking of possession hereunder shall in no manner prevent or

It is further agreed that in the event of any change in the ownership of the premises covered hereby without the consent of the mortgagee and the payment of the assumption fee as specified in the promissory note, the entire indebtedness shall become due and payable at the election of the mortgagee and foreclosure proceedings may be instituted thereon.

If said mortgagee shall cause to be paid to mortgagee the entire amount due it thereunder and under the terms and provisions of said note hereby secured, including future advances, and any extensions or renewals thereof, in accordance with the terms and provisions thereof, and comply with all the provisions of said note and in this mortgage contained, then these provisions shall be void, otherwise to remain in full force and effect, and mortgagee shall be entitled to the immediate possession of all of said premises and may, at its option, declare the whole of said note due and payable and have foreclosure of the mortgage or take any other legal action to protect its rights, and from the date of such default all items of indebtedness hereunder shall draw interest at the rate of 10% per annum. Appraisal and all benefits of homestead and exemption laws are hereby waived.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This mortgage shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties herein.

IN WITNESS WHEREOF, said mortgagee has hereunto set his hand the day and year first above written.

Lee I. McMinnness

Flora E. McMinnness

ACKNOWLEDGMENT

BEFORE ME, Douglas

Be it remembered, that on this 14th

day of December, A.D. 1966, before me, the undersigned, a Notary Public in and for the

County and State aforesaid, came Lee I. McMinnness and Flora E. McMinnness, husband

and wife,

who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

(SEAL)

Lois A. Mahaus

Notary Public

My Commission expires

May 1

1967

Recorded December 15, 1966 at 2:51 P.M.

James Beam Register of Deeds