

Mortgagors hereby assign to mortgagee the rents and income arising at any and all times from the property mortgaged to secure this note, and hereby authorize 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 insurance premiums, taxes, assessments, repairs, or improvements necessary to keep said property in tenantable condition, or other charges or payments provided for in this mortgage or in the note hereby secured. This assignment of rents shall continue in force until the unpaid balance of said note is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard mortgagee in the collection of said sums by foreclosures or otherwise.

It is expressly agreed by the parties hereof that upon transfer of the title to the real property hereinbefore described and mortgaged herein to any person or persons in any way or manner, except as provided in the loan agreement, the entire indebtedness shall become due and payable at the election of the mortgagee and foreclosure proceedings may be instituted thereon.

If said mortgagors shall cause to be paid to mortgagee the entire amount due it hereunder and under the terms and provisions of said promissory 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, this mortgage, and loan agreement heretofore identified and made a part hereof, then these presents 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 this 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 ten (10) per cent per annum. Benefits of homestead and exemption laws are hereby