

10. Upon the actual or threatened demolition or removal of any of the improvements now or hereafter on said premises or the condemnation of all or any part of the property conveyed hereby, the whole principal sum shall, at the option of Mortgagee, at once become due and payable and Mortgagor hereby assigns to Mortgagee, as additional security for the debt secured hereby, all awards in such condemnation proceedings, which, at the option of Mortgagee, shall be applied on the indebtedness hereby secured or returned to Mortgagor.

11. Mortgagee in the event of any default in any of the covenants or conditions of this instrument, at its option may foreclose this Mortgage in any court of competent jurisdiction, and shall be entitled to the immediate appointment of a receiver for the collection of rents of said premises during the pendency of such foreclosure.

12. That it hereby appoints Mortgagee its true and lawful attorney in fact to manage said property and collect the rents, with full power to bring suit for the collection of said rents and possession of said property, giving and granting unto said Mortgagee and unto his agent or attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in the protection of the security hereby conveyed. Provided, however, that this power of attorney and assignment of rents shall not be construed as an obligation upon said Mortgagee to make or cause to be made any repairs that may be needful or necessary. Mortgagee shall receive the proceeds of the rents and profits of said premises, out of which he shall pay the cost of necessary repairs, general and special taxes, insurance premiums, accrued principal and interest on the Note secured hereby, and other costs requisite and necessary during the continuance of this power of attorney and assignment of rents. This power of attorney to collect rents shall not take effect until and unless default is made in the payment of principal or interest on the Note secured hereby or any extension thereof, or in default of the performance of any covenant in this Mortgage contained, and shall continue only during such default or any subsequent default. This power of attorney and assignment of rents shall be irrevocable until this Mortgage shall have been satisfied and released of record and the releasing of this Mortgage shall act as a revocation of the power of attorney and assignment of rents.