

with or without process, enter upon and take possession of the premises hereby granted, or any part thereof, and rent or lease the same, and receive the rents, issues and profits thereof, and with the rents and profits so received, for the renting or leasing of said premises, either before or after default shall have been made, as herein provided, the said mortgage may enter upon, and make such improvements, repairs or alterations as it may deem necessary to be made on said premises, and may pay all expenses incurred in and about the renting or leasing of same, including the expenses incurred in collecting the rents, and all other expenses it may incur in taking, what it deems to be, the proper care of said premises, and the remainder of said rents and profits, if any, shall be applied to the payment of the expenses of this trust, and the indebtedness hereby secured.

The Mortgagors further agree, that if they shall exercise their right to pay off the note or obligation herein mentioned, and hereby secured, before the expiration of the said One Hundred months, that they will pay the mortgagee the sum of Three Hundred Seventy and $\frac{2}{10}$ Dollars to cover the loss occasioned by said money lying idle, and the expense of making this loan; and that they will pay any and all fines and penalties assessed against them, according to said Association's by-laws and rules; which said sums shall be secured by this deed as fully, and to the same effect as the principal sum herein mentioned.

It is expressly understood and agreed, that should any default be made in the payment of any of the sums of money mentioned in the note secured by this mortgage, on the day, or at the time when the same may be payable by the terms of said note, or by the by-laws of the mortgage, or if the mortgagor shall fail to pay the taxes, duties, assessments or claims above provided for, or any part of same at the times, and in the manner above mentioned; or if the said mortgage shall pay the said taxes, duties, assessments or claims, or any part thereof, as above provided for; or if the mortgagors shall fail to insure the premises hereby mortgaged, for the sum, and in the manner above provided for; or if the mortgage shall insure same as herein provided for; or if the said mortgagor shall fail to keep the premises hereby mortgaged, in the proper condition of repair, as herein provided for; or if any loss shall occur under any policy or policies of insurance procured on said premises, as herein provided for; or if any other condition of this mortgage shall not be complied with as herein provided for; or if any statement contained in the application for this loan, made by the said mortgagors, is false, or if the valuation of the property, as appraised by the said mortgagors for the purpose of obtaining this loan, is excessive, then the debt hereby secured, and all other sums herein provided to be paid, shall be at once due and payable, and the mortgage, may, at its option,