

contrary notwithstanding; and this mortgage
 may then be immediately foreclosed to pay
 the same by the said party of the second
 part, its successors or assigns, and it shall
 be lawful for the party of the second
 part its successors attorneys or assigns, to
 enter into and upon the premises hereby granted,
 or any part thereof and to receive all rents,
 issues and profits thereof. And the said party
 of the first part hereby authorizes and empowers
 any attorney of any court of record to enter her
 appearance upon the filing of any bill to foreclose
 this mortgage in any court having jurisdiction
 thereof, and to file an answer for her and in
 her name, stating the amount that may then
 be owing on said note in this mortgage mentioned
 for principal and interest, also for costs, taxes,
 insurance, attorney's fees and other money
 expended under the provisions contained herein,
 whether the same be due by the terms of this
 mortgage, or by the option of the said party of
 the second part, its successors or assigns,
 and to consent and agree to an immediate
 decree being entered for the amount therein stated
 to be so due and owing in favor of the said
 party of the second part its successors or
 assigns and to consent and agree that an
 immediate sale of said premises may be
 made, and that no appeal shall be taken
 from such decree or writ of error sued out thereon.
 In case of any bill in any court of competent
 jurisdiction to foreclose this mortgage, the court
 may appoint George P. Bennett of Denver
 Colorado, or any suitable person, receiver,
 with power to collect the rents, issues and
 profits arising out of said premises during
 the pendency of such foreclosure suit, and
 until the right to redeem said premises from
 any sale thereof, to be made by virtue of said
 proceedings, shall have expired, and such
 rents, issues and profits shall be applied
 toward the payment of said indebtedness, and