

and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said promissory note, and/or in this mortgage to the contrary notwithstanding; and thereupon or thereafter at the option of said Mortgagee, without notice or demand, suit at law or in equity, theretofore or thereafter begun, may be prosecuted as if all moneys secured hereby had matured prior to its institution.

7. That the Mortgagors hereby assign all the rents, issues and profits of the mortgaged premises from and after any default hereunder and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits, toward the payment of the debt secured hereby.

8. To duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions, and covenants in said promissory note and in this mortgage set forth.

9. As further security for the payment of the indebtedness evidenced by the note secured hereby, the Mortgagors stipulate, covenant and agree as follows:

(a) That, in addition to the monthly installments to be paid under the terms of the note secured hereby, they will pay to the Mortgagee if the Mortgagee shall so require a sum of money equal to 1/12 of the annual taxes and assessments and premium or premiums of fire and tornado insurance, or other hazard insurance as estimated by the Mortgagee, which last said monthly payments shall be credited by the Mortgagee to apply in payment of said taxes and assessments and fire and tornado insurance or other hazard insurance.

(b) That if the total of the payments made by the Mortgagors under Paragraph (a) shall exceed the amount of payments actually made by the Mortgagee, for taxes and assessments and insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments of the same nature to be made by the Mortgagors. If, however, the monthly payments made by the Mortgagors under Paragraph (a) shall not be sufficient to pay taxes and assessments and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagors shall pay to the Mortgagee any amount necessary to make up the deficiency on or before the date when payment of such taxes, assessments or insurance premiums shall be due. Upon failure of the Mortgagors to make the monthly