

its successors or assigns, although the period for the payment thereof may not then have expired.

And it is agreed by and between the said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event the said mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further agreed by and between the said parties that should legal proceedings be instituted for the foreclosure of this mortgage or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the mortgagee, its successors or assigns, including a reasonable counsel fee (of not less than 10% of the amount involved), shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder. Provided always, and it is the true intent and meaning of the parties to these presents, that if the said HERBERT J. WRIGHT, his heirs, executors or administrators, shall pay or cause to be paid unto the said GREENVILLE

ACRES, INC., its successors or assigns, the said debt with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, its successors or assigns, according to the conditions and agreements of the said bond and of this mortgage, then this deed of bargain and sale shall cease, terminate and be void, otherwise it shall remain in full force and virtue.

And it is lastly agreed by and between the said parties that the said mortgagor is to hold and enjoy said premises until default of payment shall be made.