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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 debts 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 and assigns, including a reasonable counsel fee of five (5%) percent of the amount involved, shall thereupon become due and payable as 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 BELHAM ASSOCIATES, its successors or assigns, shall pay or cause to be paid unto the said A. SHEFTEL AND SONS, INC. its successors or assigns, the said debt with the interest thereon, if any shall be due, and all sums of money paid by the said Mortgagee, its successors or assigns, according to the conditions and agreements of the said Mortgage Note and of this Mortgage, then this Mortgage 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, BELHAM ASSOCIATES, shall hold and enjoy said premises until default of payment shall be made.

The lien of this Mortgage and its accompanying Mortgage Note is restricted solely to the properties described herein and there shall be no personal liability of nor deficiency judgment against MILTON S. SHEFTEL, HAROLD H. SHEFTEL, RONNIE L. SHEFTEL, RUTH SHEFTEL or BELHAM ASSOCIATES, either individually, jointly or in the alternative, to the payment of the mortgage debt hereby created.

WITNESS our hand this  $37^{rk}$  day of May, in the year of our Lord one thousand nine hundred and eighty (1980).

Signed, sealed and delivered in the presence of:	BY: Milton S. Sheftel Partner
Stephen W Wiener	By: Kornie S. Skeftel
	Ronnie L. Sheftel, Partner  By: Ruth Sheftel, Partner

PROBATE

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COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LEHIGH

Personally appeared the undersigned witness and made oath that he saw the within named Mortgagor, sign, seal and as the Mortgagor's act and deed, deliver the within written Mortgage, and that he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 37th day of May, 1980.

Notary Public S/1/53

My Commission Expires: 5/1/53

Recorded the 1980 day of \_\_\_\_\_, 19\_\_ at 3:08 P. M. No.\_\_\_\_

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