

claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor does and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the mortgagor is to hold and enjoy the said premises until default of payment shall be made.

Anything contained in the Note and Mortgage to the contrary notwithstanding, it is agreed that for purposes hereof the Payee and Mortgagee shall give to the Maker and Mortgagor written notice of any default; and, if such default is cured within ten (10) days from receipt of said notice, it shall have the same effect as if no default had occurred and the indebtedness shall not mature and payment shall not be accelerated by reason of any default so cured.

§§ And, at the option of mortgagee and in addition to all other remedies, if at any time any part of said debt, or interest thereon, be past due and unpaid, the said mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or the mortgagee's heirs, executors, administrators, successors or assigns, and agrees that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators,

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