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And in case default shall be made in the payment of the said indebtedness hereby intended to be secured, in the manner and at the times above provided, or in case default shall be made in the performance of any of the conditions, covenants or agreements of these presents, or in case said Mortgagor, its successors or assigns, before full and complete payment aforesaid shall waste, or negligently keep or care for said property or any part thereof, or shall suffer the same to be levied on or attached on legal or equitable process, or shall sell or remove, or attempt to sell or remove any of said property contrary to the provisions of these presents, or in case said Mortgagee, its successors or assigns, shall deem the security hereby granted unsafe or insufficient, then it shall and may be lawful for said Mortgagee, its successors or assigns, to declare the indebtedness hereby secured, or any part of such indebtedness then unpaid, at once due and payable, anything herein or in said sub-lease agreement to the contrary notwithstanding, and to enter into and upon any place, and take immediate and full possession of the whole of said property, goods and chattels to its or their own use, and sell the same according to law, for the best price that can be obtained, and out of the money arising therefrom to pay said indebtedness and expenses of keeping and caring for said property from the time of taking possession during such reasonable time as may be necessary to advertise and sell the same, and the charges and expenses of such sale, rendering and paying the surplus, if any, to the said Mortgagor, its successors or assigns. And it is agreed that until default in the conditions of these presents the said Mortgagor, its successors or assigns may retain possession of the above mortgaged property.

It is expressly understood and agreed by and between the parties hereto that this instrument is intended for security for the payment of money in the said sum of Forty-Seven Thousand Eight Hundred Ten and 40/100 Dollars (\$47,810.40), as aforesaid.