FOURTH: That the holder of this mortgage in any action or proceeding of foreclosure shall be entitled, without notice and without regard to the adequacy of any security for the debt, to the appointment of a receiver of the rents and profits of said premises; and said rents and profits are hereby, in the event of any default or defaults in paying said interest or semi-annual payments as hereinbefore provided, or taxes, liens or assessments, assigned to the holder of this mortgage as further security for the payment of said indebtedness, and the party of the first part will pay the said receiver the reasonable value of the use and occupation of said premises as rent if he occupies the same or any part thereof during the said proceeding to foreclose or otherwise discharge said mortgage.

FIFTH: That until the amount hereby secured is paid the party of the first part will pay all taxes, liens, and assessments which may be lawfully made or assessed or become a lien on said premises or on any interest therein and in default thereof the holder of this mortgage may pay the same and the party of the first part will repay the same on demand with interest at six per centum per annum, and the same shall be a lien on said premises and secured by this mortgage, but any such payment shall be at the option of the party of the second part or the holder of this mortgage. If the holder of this mortgage, or agent, shall request the said party of the first part to produce for inspection the receipted tax bills showing the payment of any tax or assessment affecting the said premises, the party of the first part agrees to deliver same within five days from the date of mailing of such request and in default of such delivery, it shall be lawful for the holder of this mortgage, or agent to effect an official tax search against said premises, and any expense connected therewith shall be a lien on said mortgaged premises added to the amount of the said bond or obligation secured by these presents and payable on demand with interest.

SIXTH: That in the event of the passage after the date of this mortgage of any law deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws for taxation of mortgages or debts secured by mortgage, for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give thirty days written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice be given, the said debt shall become due, payable and collectible at the expiration of said thirty days.

SEVENTH: That the mailing of a written notice and demand by depositing it in any post office, postal station, or U. S. letter box, enclosed in a post-paid envelope addressed to the owner of record of said mortgaged premises and directed to said owner at the last address actually furnished to the holder of this mortgage, or, if no such address has been furnished, then to such record owner at such mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument.

EIGHTH: That the party of the first part will execute any further necessary assurance of the title to said premises, and will forever warrant said title.

NINTH: And it is hereby expressly covenanted and agreed, and made a condition of this indenture, that should the premises herein described be not worked in a good and husbandlike manner or be abandoned or cease to be used for farm purposes, or should the buildings on said premises become vacant or unoccupied or be not maintained in reasonably good repair, or in the event of the actual or threatened demolition or removal of any or said buildings, or upon the cutting or removal of wood or timber from said premises except for domestic use, or in the event of such acts which would amount to equitable waste being committed thereon or substantial injury being suffered or permitted to said premises, the principal shall become due and payable at the option of the holders of this mortgage.

TENTH: The party of the first part, or any subsequent owner of the premises described herein, shall, upon request, made either personally or by mail, certify, by a writing duly acknowledged, to the party of the second part or to any proposed assignee of this mortgage, the amount of principal and interest then owing on this mortgage; upon failure to furnish such certificate after the expiration of six days in case the request is made personally, or after the expiration of thirty days after the mailing of such request in case the request is made by mail, this mortgage shall become due at the option of the holder thereof.

ELEVENTH: It is expressly covenanted and agreed that if the premises herein described be acquired, in whole or in part, by one who does not assume and agree to pay this mortgage, that the whole of said mortgage indebtedness shall become due at the option of the holder of this mortgage.

This mortgage is subject to the provisions of "The Federal Farm Loan Act" approved July 17, 1916, and is executed in accordance therewith.

IN WITNESS WHEREOF, said party of the first part has signed and sealed this instrument the day and year first above written.

IN THE PRESENCE OF

many J. Jalug (L. S.)

...(L. S.)

STATE OF NEW YORK COUNTY OF Dutchess } ss.

On this day of September, in the year 1932, before me personally came Irving D. Fraleigh and Mary D. Fraleigh his wife

to me known and known to me to be the individual described in and who executed the foregoing instrument, and t he y acknowledged to me that t he y executed the same.

Notary Public