

Interest payable on the first day of each and every month from and after date hereof up to and including the first day of June, 1961, and One Thousand Two Hundred and No/100 Dollars (\$1,200.00) on July 1, 1961, and the first day of each month thereafter to and including June 1, 1966, Nine Hundred Fifteen and 75/100 Dollars (\$915.75) on July 1, 1966, and the first day of each month thereafter to and including May 1, 1981, and the balance of principal then not paid, together with accrued interest thereon, to be paid on June 1, 1981. Each such monthly payment shall be applied first to the payment of interest at the rate of Six and one-quarter per cent (6 1/4%) per annum, and any balance of such monthly payment remaining after payment of such interest shall be applied in reduction of principal.

On request, the said Mortgagor(s) agree that, from and after the date of such request, there shall be added to each monthly payment required hereunder, or under the evidence of the debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the Mortgages to pay at least thirty (30) days before they become due, all taxes, assessments and other similar charges against the above-described premises (together with premiums for insurance required to be provided hereunder). Such added payments shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of the Mortgagee, and no interest shall be payable in respect thereof. Upon demand of the Mortgagee, the Mortgagor(s) agree to deliver to the Mortgagee such additional monies as are necessary to make up any deficiency in the amount necessary to enable the Mortgagee to pay the foregoing items. In the event of a default by the Mortgagor(s) in the performance of any of the terms, covenants or conditions herein or in the evidence of the debt secured hereby the Mortgagee may credit to the indebtedness secured hereby in such manner as the Mortgagee shall determine an amount equal to the Mortgagor(s)'s credit balance (the amount of payments made by the Mortgagor(s) under this paragraph minus amounts paid by the Mortgagee for the aforesaid items).

If said Mortgagor(s) shall well and truly pay or cause to be paid the sums of money as provided in said note and shall duly keep and perform all of the covenants, agreements, terms and conditions herein contained then these presents shall be null and void, but otherwise remain in full force and effect.

The said Mortgagor(s) hereby covenants and agrees with said Mortgagee as follows:

To pay the indebtedness as hereinbefore provided promptly as the same becomes due, in accordance with the terms of the note secured by this mortgage.

To pay all taxes, assessments and public charges, general and special, of every nature, that may now or hereafter be levied or assessed upon or against said premises when due and payable according to law and before they become delinquent.

To keep all the improvements on said premises in good order and repair, and not to do or permit waste on said premises or to do or permit any other act whereby the property hereby conveyed shall become less valuable.

To keep the buildings on said premises constantly insured for the benefit of said Mortgagee against loss, in such companies and for such coverage and in amounts as may be satisfactory to said Mortgagee, until the debt hereby secured is fully paid; to keep such policies constantly assigned, pledged and delivered to said Mortgagee; and all renewals of said policies shall be delivered 10 days in advance of the expiration of any such policies; policies and renewals thereof to be stamped "PAID" by an agency or company issuing the same.

In the event the Mortgagor(s) shall, for any reason, fail to keep said premises so insured as herein provided or shall fail to deliver the policies of insurance or the renewals thereof as herein provided, or fail to pay the premiums thereon, then said Mortgagee, if it elects may have such insurance written or renewed and pay the premiums thereon, and any premium so paid shall be secured by this mortgage and shall be repaid by said Mortgagor(s) within ten days after payment by said Mortgagee with interest thereon at the rate of ten per cent per annum from date of payment. In default thereof, the entire debt remaining secured by this mortgage shall at the option of said Mortgagee become at once due and payable, without notice.

Should said Mortgagee by reason of any such insurance against loss receive any sum or sums of money for any damage to said building or buildings, such amount may be retained and applied toward the payment of the debt hereby secured; or the same may, at the option of said Mortgagee, be paid over, either wholly or in part, to said Mortgagor(s) to enable it to repair such buildings or erect new buildings in their place, or for any other purpose or object satisfactory to said Mortgagee without affecting the lien of this mortgage for the full amount secured hereby before such damage, or such payment over, took place.

To furnish and leave with the Mortgagee during the existence of this loan, abstracts of title covering said land, which in the event of foreclosure hereunder shall pass with said security to the purchaser, and likewise all unearned premiums of insurance.

It is expressly understood and agreed between the parties hereto as follows:

That should said Mortgagor(s) fail to pay any part of the principal or interest according to the terms of the note secured by this mortgage or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at the option of said Mortgagee become at once due and payable, without notice.

That should said Mortgagor(s) fail to make payment of any taxes, charges or assessments levied against said property or any part thereof before the same become delinquent, said Mortgagee may, at its option, pay the amount of such tax, charge or assessment, together with any expense incident thereto, and any amount so paid shall be repaid by said Mortgagor(s) to said Mortgagee on demand with interest thereon at the rate of ten per cent per annum from the date of payment by said Mortgagee, and unless so repaid shall become a part of the debt secured by this mortgage, and entire debt remaining secured by this mortgage shall at the option of said Mortgagee become at once due and payable, without notice.

In the event of actual or threatened waste, demolition, or removal of any building erected on said premises, the entire debt remaining secured by this mortgage shall at the option of said Mortgagee become at once due and payable, without notice.

In case of default in any of the payments herein provided for, or in the event of the failure on the part of said Mortgagor(s) to keep and perform any of the covenants, agreements, terms and conditions herein contained and provided for, said Mortgagee shall be entitled to a judgment for the sum due upon said note and any additional sums paid by virtue of this mortgage with interest thereon as herein provided, and for all costs, and shall be entitled also to a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said Mortgagor(s) and all persons claiming under it, at which sale appraisalment of said property is hereby waived by said Mortgagor(s).

That should the property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or in any other manner, the said Mortgagee shall be entitled to all compensation, awards and other payments or relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name any action or proceedings, or to make any compromise or settlement, in connection with such