

Due under the terms of this Mortgage, together with all legal costs and charges for such sale permitted by law, rendering the surplus moneys (if any there should be), to the Mortgagor. Upon foreclosure of this Mortgage, all costs and expenses shall be allowed as a part of the indebtedness secured hereby, and the Mortgagee agrees to pay all costs and expenses incurred in connection therewith, cost of title and tax search and the extension to date of an abstract of title, and the costs of all foreclosure proceedings are settled before the consummation thereof or the entry of judgment, any such costs and expenses, and the highest bidder, may be a purchaser at any foreclosure sale. Any election by the Mortgagee as herein provided for may be exercised immediately upon default, or at any time thereafter, and the Mortgagor hereby waives a waiver of such right unless evidenced by an instrument in writing to that effect duly executed by the Mortgagee.

AND THE MORTGAGOR FURTHER COVENANTS AND AGREES:

1. To pay the principal indebtedness with interest as in the note provided. To pay monthly unto the Mortgagee, in addition to and at the time and place for each payment of principal and interest, an installment of each of the following charges:
- (a) Taxes and special assessments levied or to be levied against the property in this Mortgage described.

- (a) Taxes and special assessments levied or to be levied against the property in this Mortgage described

- (b) Premiums to become due and payable for, and to renew, the insurance on said property against loss by fire and such other hazards, casualties and contingencies as herein provided for or required from time to time

[illegible]

The Mortgagee may collect a "late charge" not to exceed four cents (4c) for each one dollar (\$1.00) of each monthly installment payment required on the note and under this Mortgage which is more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

2. To pay, when payable, all taxes and assessments, general or special, water rents and ground rents and all other charges whatsoever levied upon or assessed or placed against the premises, provision for the interest to be paid all made hereinbefore, and will promptly deliver the official receipts therefor to the Mortgagor, for which has not been taxes, assessments and other charges, levied upon or assessed, placed or made against this instrument, or if the payment of any such tax assessment or charge against the premises or the obligations secured hereby, provided that the payment of an unlawful rate of interest on the indebtedness hereby secured. In the event of the failure of the payment of this instrument of any law of the State, or subdivision thereof, wherein the premises are situated, creating or providing for the payment of interest on the indebtedness hereby secured, it is not to be paid by the Mortgagor, the indebtedness secured hereby together with interest due thereon shall, as to the interest, be immediately due and payable, and in the event payment thereof is not made forthwith, the Mortgagee may take or cause to be taken any action or proceeding as may be taken hereunder in the case of any other default in the payment of the indebtedness hereby secured.

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4. To complete within a reasonable time any building or buildings now or at any time in the process of erection upon the land and to promptly repair, restore or rebuild any building or improvements now or hereafter on the land which may become damaged or be destroyed, and not commit or permit to be done or exist on or about the premises anything whereby the premises shall become less valuable; to comply with all laws, rules, regulations, or ordinances of any governmental agency and not violate or permit the violation as to the premises of any building or use restrictions; to keep the land and improvements thereon free from mechanics and materialmen's liens and will not suffer any lien superior to the lien created by this instrument to attach to or be enforced against the premises.

5. If default be made in the payment of taxes, assessments, liens, claims, insurance premiums or any other charge whatsoever, or any part thereof, or in the performance of any act to be paid or performed by the Mortgagor under the provisions hereof, the Mortgagee may, at its option, make payment thereof on behalf of the Mortgagor in any form or manner deemed expedient and pay any other sum that is necessary to protect the security of this instrument; the amounts so paid, with interest thereon from the date of such payment at the same rate as borne by the principal indebtedness, shall be assessed as an additional lien on the premises and shall be a part of the principal indebtedness secured hereby and be immediately due and payable to the Mortgagee. Any payment hereby authorized to be made by the Mortgagee or performed by any public officer, agent or estimate furnished or procured from the appropriate public office, shall be made according to any bill, statement or estimate so furnished, and the receipt of any public officer or party in the hands of the Mortgagee shall be conclusive evidence of the validity and amount of items so paid; the Mortgagee shall, at its