

thereon, together with such charges and advances as may be due and payable to said mortgagees under the terms and conditions of the promissory note of even date herewith and secured hereby, executed by said mortgagor to said mortgagees, payable as expressed in said note, and to secure the performance of all the terms and conditions contained therein. The terms of said note are hereby incorporated herein by this reference.

No additional payments shall be made on the note secured by this mortgage without the consent of the mortgagees.

Mortgagor agrees to pay the taxes on the property and to maintain insurance on the building on the property in an amount of at least \$12,500.00 in a reliable stock company. Said insurance policy shall contain a loss payable clause to the mortgagees.

If the mortgagor shall default in either the payment of the taxes or the payment of insurance, the mortgagees shall have the right to make such payments and to consider such nonpayment by mortgagor as a default in the terms and conditions of this mortgage.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made to said mortgagor by said mortgagees, and any and all indebtedness in addition to the amount above stated which said mortgagor, may owe to said mortgagees, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect between the parties hereto and their heirs, personal representatives, successors and assigns, until all amounts secured hereunder, including future advances, are paid in full with interest.

The mortgagor hereby assigns to said mortgagees all rents and income arising at any and all times from said property and hereby authorizes said mortgagees or their agents, at their option, upon default, to take charge of said property and collect all rents and income therefrom and apply the same to the payment