

PROVIDED, ALWAYS, that if the said Mortgagor shall pay or cause to be paid unto the said Mortgagee the said sum of money mentioned in said promissory note and herein, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted shall cease, determine, and be void.

And the said Mortgagor does hereby covenant, promise and agree to and with the said Mortgagee as follows:

1. The said Mortgagor will pay to said Mortgagee, in full, the note or obligation hereinbefore referred to and the indebtedness and interest evidenced thereby, and will also pay all other sums secured hereby; and will keep and perform all the covenants and agreements in said note or obligations and in this Mortgage, in manner and form therein set out.

2. The Mortgagor agrees that, at the option of the Mortgagee, 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 Mortgagee to pay at least thirty (30) days before they become due, all taxes, assessments, hazard insurance premiums and other similar charges against the above-described premises. 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 agrees to deliver to the Mortgagee such additional moneys 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 in the performance of any of the terms, covenants or conditions herein or in the evidence of the debt secured hereby the Mortgagee may apply on the indebtedness secured hereby, in such manner as the Mortgagee shall determine, any funds of Mortgagor then in the possession under this paragraph.

3. The Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged property constantly insured for the benefit of the Mortgagee against loss by fire and tornado or other hazards in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid, and keep such policies constantly assigned or pledged to and deposited with the Mortgagee and will deliver renewals thereof to the Mortgagee at such place as the Mortgagee may from time to time designate, one week in advance of the expiration of the same marked "Paid" by the agent or company issuing the same. In the event the Mortgagor shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this Mortgage and repaid by the Mortgagor within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest then accrued on said promissory note secured hereby and insurance premiums, with interest on such sum paid for such insurance from the date of payment, may be and shall become due, at the election of the Mortgagee, anything herein to the contrary notwithstanding. In the event of foreclosure of this Mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

4. Should the Mortgagee, by reason of any such insurance against loss by fire, tornado or other hazards as aforesaid, receive any sum or sums of money for any damage by fire, tornado or other hazards to the said building or buildings such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor to enable him to repair said buildings in their place, or for any other purposes or objects satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire, tornado or other hazards, or such payment every took place.

5. The Mortgagor will not permit, commit, or suffer waste, impairment or deterioration of said property or any part thereof; and in the event of the failure of the Mortgagor to keep the buildings on said premises and those to be erected on said premises, or any improvements thereon, in good repair, the Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full amount of each and every payment