

of \$ \*328.29\* on the 12th day of May, 1966, and a like sum on or before the 12th day of each and every month thereafter until total indebtedness to Mortgagees is paid.

The conditions of this mortgage are:

1. Time is the essence of this mortgage agreement.
2. Payments shall be applied first to the interest on the unpaid balance of said indebtedness, and then to reduction of principal or other obligations herein provided for.
3. Mortgagors will pay all taxes and assessments of every kind or nature upon the real estate mortgaged to said mortgagees to secure the payment of this obligation, when the same are by law due and payable. A sum equal to 1/12th of the total estimated amount of the current year's taxes and assessments upon said property shall be paid monthly in advance to mortgagees, upon the regular monthly payment dates, to be used by said mortgagees to pay said taxes and assessments. If the fund so created with said mortgagees is insufficient to pay said taxes and assessments when due, the undersigned agree to pay the difference upon demand. If the fund so created exceeds the amount of said taxes and assessments, the excess shall be credited to the undersigned, and applied on interest or principal, or held for future taxes, as said mortgagees may elect. The waiving of such monthly payments for taxes and assessments at any time shall not bar said mortgagees from later requiring such payments from the undersigned.
4. To immediately procure, maintain, pay all premiums on, and keep in the possession of said mortgagees without lapse policies of insurance in companies acceptable to the mortgagees against fire and extended coverage, in an amount equal to the unpaid balance of this loan, covering the buildings now or hereinafter erected upon said mortgaged premises, until the debt secured by this obligation, with interest, is fully paid. Said policies shall have mortgage clauses attached thereto making loss, if any, payable to said mortgagees, as their interests may appear. In the event of loss