

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of  
Seventeen Thousand and no/100-----Dollars

( \$ 17,000.00 ), which Note, together with interest thereon as therein provided, is payable as follows:  
Interest shall be paid monthly on the last day of June, 1968, and on the last day  
of July, August, September and October, thereafter, until said indebtedness has  
been paid in full. All amounts due hereunder, shall be due and payable not  
later than October 31, 1968, after date hereof.

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.  
Said Note further provides: Upon transfer of title to said land by any means, the entire  
balance remaining due hereunder, may at the option of the Association or the holder,  
be declared due and payable at once.

THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending  
the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments,  
water charges, and sewer service charges against said property (including those heretofore due), and to furnish Mortgagee, upon request,  
duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this  
requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards  
as the Mortgagee may require to be insured against; and to provide public liability insurance and such other insurance as the Mortgagee  
may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable  
value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance  
policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making  
them payable to the Mortgagee; and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any  
receiver or redemptioner, or any grantee in a Master's or Commissioner's deed; and in case of loss under such policies, the Mortgagee  
is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor  
all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the  
Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose;  
and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness  
hereby secured, in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after  
destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter  
on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such  
destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other  
lien or claim of lien not expressly subordinated to the lien hereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to  
exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law  
with respect to mortgaged premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee  
being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations  
of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional  
sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any  
buildings or improvements on said property.

B In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property  
securing this indebtedness, I promise to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent  
to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it and commingled with other such  
funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or  
(c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums  
sufficient to pay said items as the same accrue and become payable. If the amount estimated to be sufficient to pay said items is not  
sufficient, I promise to pay the difference upon demand. If such sums are held or carried in a savings account, the same are hereby pledged  
to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further inquiry.

C This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this  
mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase  
the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of  
the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance  
Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest  
rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said  
indebtedness, including all advances.

D That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so covenanted;  
that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgagor will repay upon demand any  
moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest  
rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority  
as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of  
sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien,  
encumbrance or claim advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee  
to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of  
anything it may do or omit to do hereunder;

E That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced  
to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage  
indebtedness under the terms of this mortgage contract;

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the  
Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the  
debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt,  
secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

G That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any  
payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or  
charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor  
shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if  
the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its  
option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare  
without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply  
toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also  
immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the  
several parts separately.

H That the Mortgagee may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with any  
dispute as to the debt hereby secured or the lien of this instrument, or any litigation to which the Mortgagee may be made a party on  
account of this lien or which may affect the title to the property securing the indebtedness hereby secured or which may affect said debt or  
lien and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses  
reasonably incurred in the foreclosure of this mortgage and sale of the property securing the same and in connection with any other dispute  
or litigation affecting said debt or lien, including reasonably estimated amounts to conclude the transaction, shall be added to and be a  
part of the debt hereby secured. All such amounts shall be payable by the Mortgagor to the Mortgagee on demand, and if not paid shall  
be included in any decree or judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if no such  
contract rate then at the legal rate.

I In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to  
collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation  
compensation so received shall be forthwith applied by the Mortgagee as it may elect, to the immediate reduction of the indebtedness  
secured hereby, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebted-  
ness shall be delivered to the Mortgagor or his assignee.