therein, free and clear of all encumbrances and that it will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is executed and delivered to secure the payment of the sum of Six Hundred Thousand Dollars ($600,000.00) with interest thereon and such charges and advances as may become due to the mortgagee under the terms and conditions of the promissory note of even date herewith, secured hereby, executed by Mortgagor to the Mortgagee, a copy of which is attached hereto, the terms of which are incorporated herein by this reference, payable as expressed in said note, and to secure the performance of all the terms and conditions contained in said note.

IT IS the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made to said Mortgagor by the Mortgagee, and any and all indebtedness in addition to the amount above stated which said Mortgagor may owe to the Mortgagee, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect between the parties hereto and their successors and assigns, until all amounts secured hereunder, including future advances, are paid in full with interest. The Mortgagor hereby assigns to the Mortgagee all rents and income arising at any and all times from said property, and hereby authorizes the Mortgagee or its agent, at its option, upon default, to take charge of said property and collect all rents and income therefrom and apply the same to the payment of interest, principal, insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenantable condition, or to other charges or payments provided herein or in the note hereby secured. This rent assignment shall continue in force until the unpaid balance of said note is fully paid. The taking of possession hereunder shall in no manner prevent or retard the Mortgagee in the collection of said sums by foreclosure or otherwise.

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