

(2) To continuously maintain hazard insurance, of such types and amounts as the holder hereof may from time to time require on the improvements now or hereafter erected on the mortgaged premises. All insurance shall be carried with companies approved by the holder hereof. All policies shall be kept in force until the debt evidenced by this instrument is paid in full. Said policy shall have attached thereto loss payable clauses in favor of and in form acceptable to the holder hereof and the undersigned shall provide proper certificates evidencing such fact to the holder hereof. The undersigned shall immediately give notice by mail to the holder hereof who may make proof of loss if not promptly made by the undersigned and the undersigned does authorize and direct each insurance company concerned to make payment for such loss directly to the holder hereof. The insurance proceeds or any part thereof may be applied by the holder at its option either to the reduction of this indebtedness, or to the restoration or repair of the property damaged.

(3) The undersigned hereby constitute and appoint the Metcalf State Bank as its attorney in fact, at any time during continuance of any default in the terms hereof, and without notice, to enter upon said property for the purpose of inspecting, visiting, operating and renting the same, and to collect all rents and other revenue therefrom, and such rents and revenue therefrom shall be applied first to the payment of all costs and expenses of such inspection, leasing, renting, and collection and second to the payment of any indebtedness then due to the holder hereof.

(4) That if the undersigned fail to keep the mortgaged property in good condition and repair, the holder hereof may, if it deems it necessary for the preservation of the mortgaged premises or any part thereof, make or cause to be made, with or without the consent of the undersigned, the necessary repairs