

eight per cent (8 %) shall be due and payable by Mortgagor to Mortgagee and shall be added to and become a part of the indebtedness secured hereby, and in the event the same shall not be paid by Mortgagor to Mortgagee within thirty days after written notice by Mortgagee to Mortgagor of the amount thereof, Mortgagee at its option may thereupon declare said note to be due and payable in its entirety.

ELEVENTH: That no claim, action, suit, or proceeding shall be brought against Fee Owner for the purpose of charging or applying any property or assets of Fee Owner other than the property hereby granted, sold, assigned, transferred, and conveyed to the performance, satisfaction, or discharge of the terms, covenants, or conditions hereof.

The lien of this mortgage shall extend to, include, and cover all extensions, renewals, and changes in the form of the promissory note evidencing the said indebtedness herein mentioned, but no extension may be made on the time of payment of any one or more installments of the indebtedness secured hereby, or any part of such installment, either expressly or impliedly, for a period of more than ninety (90) days beyond the date on which the last payment is expressed to be due in the note hereby secured, without the prior written consent thereof of Fee Owner. If Mortgagee shall grant any such extension, either express or implied, without such prior written consent, Mortgagee shall thereupon be obligated to release the fee simple title hereby conveyed, from the lien of this mortgage, but without thereby impairing the remaining security evidenced hereby.

TWELFTH: That the term "Mortgagor" includes his heirs, executors, administrators, and assigns, and the term "Fee Owner" includes their successors and assigns, and that all of the covenants and agreements of Mortgagor and the covenants and agreements of Fee Owner shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns and inure to the benefit of Mortgagee, its successors and assigns.

NOW, if the debt described in the said note be paid when due