<sup>6</sup>G That time is of the essence hereoid and if default be made in performance of any covenant herein contained or in making a arment ander said note or obligation or any extension or renewal thereoi, or if proceedings be instituted to enforce any other lien have upon any of slid property, orsupon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgage and any of slid property, orsupon the hereby creditors or if his property be placed under control of grin castody of any court, or her Mortgagor ahandom any of slid property, then and in any of said events, the Mortgager is hereby authorized and empowered, at plane without affecting the hereby immediately due and payable, whether or not such default be remedied by Mortgager may all mediately due and payable, whether or not such default be remedied by Mortgager any and mediately due and payable, whether or not such default be remedied by Mortgager any and mediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering teveral parts separately:

F That in the event the ownership of said property or any part thereof becomes vested in a person other than th trigagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the delu hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for pay ared hereby, without discharging or in any way affecting the liability of the Mortgagor becomder or appr

E That it is the intent hereof to secure payme the Mortgagor at the date hereof, or at a later date, abledness under the terms of this mortgage contract;

Discourse and the superselection in the second state and advances of the more hereby second by the animal terms of said note and this contract as fully as if a new superselection of the more hereby second by the animal terms of said note and this contract is fully as if a new superselection and accepted for such advance and period other express montheatons of the contract, but in all bledness, including all advances.
D. That in case of failure to perform any of the covenante t said Mortgage may also do any art if may deem may also do any art if may deem second.

If In order to provide for the payment of faxes, assess scening this indebtedness. I promise to pay houthly to the Mor to anexaelith of such items, which payments must at the optio funds or its own funds for the payment of such items: (b) be (c) by credited to the unpaid platmee of such items: (b) ite (c) by credited to the unpaid platmee it such indebtedness as sufficient to pay said items as the same avenue and become pay sufficient. Expressive to pay the difference apoint demand. If such to further security this undebtedness. The Morijagde's sufficient d) charges upon the project-um estimated to be equivalent communication with others and 1 by 3p to pay such items: a res upon this ablightion arms ent to pay said items is no.

**THENORIGAGOR COVENANTS:**A (a) To pay said indebtedines and the interest thereon as herein and in aid note provide the first charges, and sever service charges against said property including those heretolore due to the first charges, and sever service charges against said property including those heretolore due to the first charges, and sever service charges against said property including those heretolore due to the first charges, and sever service charges against said property including those heretolore due to the first charges, and sever service charges against said property including those heretolore due to the first charges, and sever service charges against said property including those heretolore due to the first charges against said property including those heretolore due to the first charges against said property including those heretolore due to the first charges against said property including those heretolore due to the first charges against said property including those heretolore due to the first charges against said property including the service of the comparise in the ductage of therefore and in such form as shall be in the service of the comparise in the ductage of therefore and in such form as shall be contain the marked of the property in the ductage of the due to the owner of the comparise is a therefore and property in the ductage of the due to the owner of the comparise is a dual property in the ductage of the due to the owner of the comparise is a dual property in the ductage of the due to the owner of the comparise is a dual property in the ductage of the due to the owner of the comparise is a dual property in the ductage of the due to the owner of the comparise is a dual property in the ductage of the due to the owner of the comparise of the due to the due to the owner of the comparise of the ductage of the duct

(3) the performance of all of the covenants and obligations of the Mortgager to the Mortgager, as contained herein and in spid Note 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

## THE MORTGAGOR COVENANTS:

shall be due and payable not later than June 30, 1971 after date hereto XX a payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) жином как начала выскропах или и какиона инскигается кака и колака как какионах наскорах, кака к нача кака и какионах и какионах и какионах и какионах и какионахи и какионахионахи и какионахи и какионахионахи и какионахи и какионахионахи и каки

(\$ 26,400.00 ), which Note together with interest thereon as therein provided, is payable **XKERNEX XMENTER** Interest shall be paid quarterly on the last day of September, 1969&on each quarter thereafter until said indebtedness has been paid in full. All amounts due hereunder

Twenty-six Thousand Four Hundred and no/100-----

(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

TO SECURE

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

The Mortgagors understand and agree that this is a purchase money mortgage. Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatas, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, airconditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to be sees is customary or appropriate, including screams, window shades, storm doors and windows, floor coverings, screen doors, in-adoor beds, awaings, stoves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether playsically attached thereto or not): and also together with all easements and her rents, issues and profits of said premises which are hereby pladged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subregated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

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