

Thousand Forty-One and 95/100 Dollars (\$4,041.95), commencing on the tenth day of January, 1970, and continuing on the tenth day of each succeeding month thereafter up to and including the tenth day of December, 1979, all of which payments are to be applied first to the payment of interest, and the balance to the payment of principal; and on January 10, 1980, the entire balance of all principal and interest owing on said Note shall be paid.

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 and special assessments against said property; (3) To keep the improvements now on or hereafter erected upon said premises insured against damage by fire and extended coverage, and such other hazards as the Mortgagees may require to be insured against, until said indebtedness is fully paid, for the full insurable value thereof, in such company or companies, and in such form, as shall be satisfactory to the Mortgagees. Such insurance policies shall remain with the Mortgagees during said period or periods, and contain the usual clause satisfactory to the Mortgagees, making them payable to the Mortgagees; (4) 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; (5) To comply with all requirements of law with respect to mortgaged premises and the use thereof.

B. That in case of failure to perform any of the covenants herein, Mortgagees may do, on Mortgagor's behalf, everything so covenanted; that said Mortgagees may also do any act they may deem necessary to protect the lien hereof; and that Mortgagor will repay, upon demand, any moneys paid or disbursed by Mortgagees for any of the above purposes and such moneys, together with interest thereon at the rate of ten per cent per annum, 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