

WHEREAS, the Mortgagor does for itself and for its successors, representatives, grantees and assigns, the owners of said lands, hereby expressly warrant, covenant, agree and stipulate to and with Mortgagee and its successors, vendees and assigns:

FIRST: That the lien created by this instrument is a valid and subsisting lien and encumbrance on the above described land and improvements.

SECOND: To pay the indebtedness as in said note provided.

THIRD: To procure and maintain policies of fire, windstorm and explosion insurance on the buildings erected and to be erected upon the above described premises to the amount of (\$ _____), the losses, if any, payable to Mortgagee. It is further agreed that all policies of insurance of whatever nature and of whatever amount, taken out on said improvements or fixtures thereto attached during the existence of the debt hereby secured, shall be constantly assigned, pledged and delivered to Mortgagee for further securing the payment thereof, and that all renewal policies shall be delivered to Mortgagee at least three (3) days before the expiration of the old policies, with full power hereby conferred to settle and compromise all loss claims, to demand, receive and receipt for all monies becoming payable thereunder, and the same to apply toward the payment of said obligations, unless otherwise paid, or in rebuilding or restoring the damaged building as the Mortgagee may elect. If any of said agreements be not performed as aforesaid, then Mortgagee may effect and procure such insurance, paying the cost thereof, and for the repayment of all monies thus paid with interest thereon from the time of payment at the rate of _____ per cent per annum, these presents shall be security in like manner and with like effect as for the payment of said note.

Mortgagee is hereby expressly authorized and empowered by Mortgagor to collect and receive from any insurer issuing policies of any kind covering said premises all such amounts as may be due or payable to Mortgagor by way of unearned premiums or otherwise, on any such policy or policies of insurance, should

said policy or policies of insurance be at any time cancelled for any cause or upon any ground, and upon the receipt of such unearned premium from such insurer or insurers, the Mortgagee is hereby authorized and directed to give a receipt therefor in the name, behalf and stead of Mortgagor, or its agent. The Mortgagee is hereby further expressly given by Mortgagor full power to endorse its name upon any checks or vouchers given in payment of said premiums so that the signature of Mortgagee shall be taken with like effect as if Mortgagor had individually signed or endorsed said checks or vouchers. All such monies as shall be thus collected and received by Mortgagee may be applied by it to the cost of procuring other insurance on the property conveyed by this deed, and any excess remaining, if any, to be applied toward payment of interest and/or principal then or thereafter accruing.

In the event of foreclosure hereunder, Mortgagee shall have full and complete power to assign to the purchaser or purchasers at such foreclosure sale any and all policies of insurance which may then be in force and effect upon the property hereby conveyed for the full unexpired term of such policy or policies, and the Mortgagor shall not be entitled to have said insurance cancelled and to receive the unearned premium thereon.

FOURTH: That the whole of said principal sum, or so much thereof as shall remain unpaid, shall become due at the option of Mortgagee in the case of the actual or threatened demolition or removal of any building erected upon said premises, or in the case of the acquisition for public use, condemnation of, or exercise of the right of eminent domain by any public authority with respect to any portion of said lands and improvements, anything herein contained to the contrary notwithstanding.

FIFTH: To execute any further necessary assurance of the title to said premises and will forever warrant said title.