

(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

(\$249.63), commencing the first day of April, 1971, which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

Upon transfer of title of the real estate mortgaged to secure this note the entire balance remaining due hereunder may, at the option of the mortgagee, be declared due and payable at once.

THE MORTGAGOR COVENANTS:

[illegible]

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that in the event of such advances the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance and provision may be made for different monthly payments and a different interest rate and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

F. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract.

10 G. That there is of the covenants hereunder and if default be made in performance of any covenant herein contained or in making any
11 payment under said note or obligation or any covenant or bond hereunder, or if proceedings be instituted to enforce any other lien or
12 charge upon any of said property, or upon the filing of a proceeding in bankruptcy, or if proceedings be instituted to enforce any other lien or
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14. In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagor is hereby empowered to repair and restore all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation so received shall be forthwith applied by the Mortgagee, as it may elect, to the immediate reduction of the indebtedness secured hereby, or to the repair and restoration of any property so damaged, provided that not more than the amount of the indebtedness shall be so delivered to the Mortgagee or his assigns.