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

payable atonce. THE MORTGAGOR COVENANTS:

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THE MORTGAGOR COVENANTS:

B In order to provide for the payment of taxes, assessments, insurance premiums, and other annual charges upon the property securing this indebtedness. I promise to pay monthly to the Mortgagee, in addition to the above payments, a sum estimated to be equivalent to one-twelfth of such items, which payments may, at the option of the Mortgagee, (a) be held by it and commingled with other such funds or its own funds for the payment of such items; (b) be carried in a savings account and withdrawn by it to pay such items; or (c) be credited to the unpaid balance of said indebtedness as received, provided that the Mortgagee advances upon this obligation sums sufficient. To pay such items; or to pay the difference upon demand. It such sums are held or carried in a savings account, the same are hereby pledged to further secure this indebtedness. The Mortgagee is authorized to pay said items as charged or billed without further such

C. This mortgage contract provides for additional advances which may be made at the option of the Mortgage 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 suid note indebtedness under all of 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 kull force and effect as to said indebtedness, including all advances.

D * That in case of failure to perform any of the covenants herein Mortgagee may do on Mortgagee's behalf everything so convenanted: that said Mortgagee may also do any act it may deem necessary to protect the lien hereof; that Mortgager will repay upon demand any moneys paid or distartsed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to recontract 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 forcelosing this mortgage and be paid out of the tents or preceded is sale of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim advancing 'moneys as above authorized, but nothing herein' contained shall be construed as requiring the Mortgage to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal liability because of we there items do are with to the precunder:

neumbrance or claim advancing moneys as above any act hereunder; and the Mortgagee shall not incur any personal mature of advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any personal mature of advanced any door omit to do hereunder; E. That it is the intent hereof to secure payment of said note and obligation whether the entire amount shall have been advanced of the Mortgager at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage advected of the Mortgager at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage advected of the Mortgager under the terms of this mortgage contract;

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgage may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the delt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the delt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the delt hereby secured.

Secured hereby, without discharging of in any way altering to that any operation of the thereby operation of any default be made in performance of any downant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings he instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in hankrupte, by or against the Mortgagor, or if the Mortgagor, or if the Mortgagor is half make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor is and on any of said property, then and in any of said events, the Mortgager is hereby authorized and empowered, at its option and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagere herender, to declare without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgager may also immediately proceed to foreclose this mortgage, and in any foreclosure a safe may be made of the premises en masse without offering the mention of the material control and the remises en masse without offering the mention of the material control and the remedied by Mortgager.

H. That the Mortgagee may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with any disputed is logical distributed of the property secure of the service at the Mortgagee's discretion in connection with any disputed is logical distributed of this lineary affect the tilte to the property securing the indebtedness hereby secured or which may affect the tilte to the property securing the indebtedness hereby secured or which may affect the tilte to the property securing the indebtedness hereby secured. Any costs and expenses reasonably incorted in the foreclosure of this mortgage and sale of the property securing the secured on with any affect there divert and any reasonable attorney's fees so incurred shall be added to and be a part of the debt hereby secured. Any costs and expenses reasonably incorted in the foreclosure of this mostgage and sale of the property securing the same and in connection with any other dispute a bart of the debt hereby secured. Any costs and expenses reasonably incorted in the foreclosure of this mostgage and sale of the property securing the same and in connection with any other dispute a bart of the debt hereby secured. All such amounts shall be payable by the Mortgagee to the Mortgage on demand, and if not paid shall be included in any decree or judgment as a part of said mortgage debt and shall include interest at the highest contract rate, or if no such any rest rate fine at the legal rate.

A In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive 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 any excess over the amount of the indebtedness shall be delivered to the Mortgager or his assignee.