

and premium or premiums when due. Such deposits and all payments to be made under this Mortgage shall be added together and the aggregate amount thereof shall be paid by Mortgagor each month in a single payment, to be applied to the following items in the order set forth:

- (i) Taxes, assessments and insurance premiums;
- (ii) Interest on said principal sum;
- (iii) Amortization of said principal sum.

Any deficiency in the amount of any such aggregate monthly payment shall constitute an Event of Default under this Mortgage. If this Mortgage shall be assigned, all funds on deposit may be transferred by Mortgagee to the assignee and Mortgagee shall thereafter be released and relieved of any liability or responsibility with respect thereto.

Notwithstanding anything in paragraphs 13 or 14 herein to the contrary, so long as Lincoln-Willow Creek Greenville Associates, or any other entity in which Trammell Crow or Mack Pogue is a principal having management authority is Mortgagor and so long as the Property is covered by a blanket insurance policy or policies in compliance with paragraph 5 hereof, Mortgagee waives its requirement as to insurance premium escrow.

14. If the total of the payments made by Mortgagor for taxes, assessments, insurance premiums or any other liens shall exceed the amount of the payments actually made for taxes, assessments, insurance premiums or any other liens as the case may be, such excess shall be credited on subsequent payments of the same nature to be made by Mortgagor. If, however, said monthly payments made by Mortgagor shall not be sufficient to pay taxes and assessments (including penalties or interest) and insurance premiums when the same shall become due and payable, then, within ten (10) days after demand therefor Mortgagor shall