

gagee a new policy or certificate of insurance with receipt for payment of premium thereon for at least a twelve-month period at least thirty (30) days prior to the expiration of any expiring policy. In default thereof, the Mortgagee, its successors or assigns, may effect such insurance and reimburse itself under this Mortgage for the expense thereof, with interest thereon from the date of its payment, or foreclose under this Mortgage. And it is further agreed, in the event of other insurance and contribution between the insurers, that the Mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this Mortgage.

AND IT IS AGREED, by and between the parties that if the Mortgagor, its heirs, successors, and assigns, as the case may be, shall fail to pay all taxes and assessments upon the Property when the same shall first become due and payable, then the Mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse itself under this Mortgage for the sum so paid with interest thereon from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of principal or interest on Note A or Note B, or of the taxes, or of the assessments, or insurance premiums hereinabove mentioned, when the same shall become due and payable, or any default under any other term or condition of Note A, Note B, or this Mortgage, and if such failure or default be not cured by the Mortgagor within fifteen (15) days after notice in writing, then the entire amount of the debts secured or intended to be secured hereby shall become immediately due, at the option of the Mortgagee, its successors or assigns, although the period for the payment thereof may not

