

2. That this Mortgage shall secure the Lender for such further sums as may be advanced hereafter, at the option of the Lender, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Borrower by the Lender; and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Lender, unless otherwise provided in writing.

3. That borrower will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Lender against loss by fire and other hazards, in such amounts as may be required by the Lender and in companies acceptable to it, and that Borrower does hereby assign to the Lender all such policies, and that all such policies and renewals thereof shall be held by the Lender and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Lender.

4. That Borrower will keep improvements now existing or hereafter erected upon the mortgaged property in good repair, and should Borrower fail to do so, the Lender may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.

5. That together with, and in addition to, the monthly payments of principal interest payable under the terms of the Note secured hereby, Borrower will pay to the Lender, on the first day of each month until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by Lender and, on the failure of the Borrower to pay all taxes, insurance premiums and public assessments, the Lender may, at its option, pay said items and charge all advances therefor to the mortgage debt.

6. That Borrower hereby assigns all the rents, issues and profits of the Property from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Lender shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

7. That, at the option of the Lender, this Mortgage and the indebtedness it secures, together with accrued interest, shall become immediately due and payable in the event there is any change of ownership of the Property or any part thereof other than as the result of death. Any consent by the Lender to a change of ownership shall be in writing and on such terms and conditions as Lender may require. The acceptance of payments upon said indebtedness shall not constitute a waiver of said option to accelerate repayment of the entire unpaid balance, with accrued interest, unless the Lender expressly grants such waiver in writing.

It is agreed that the Borrower shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured thereby. It is the true meaning of this instrument that if the Borrower shall fully perform all the terms, conditions, and covenants of this Mortgage, and of the Note secured hereby, that then this Mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this Mortgage, or of the Note secured hereby, then, at the option of the Lender, all sums then owing by the Borrower to Lender shall become immediately due and payable, and this Mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this Mortgage, or should the Lender become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by Lender, including a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of Lender, as a part of the debt secured thereby and may be recovered and collected hereunder.

The terms, conditions and covenants herein contained shall bind, and the benefits and advantages shall inure to, the parties hereto and their

RECORD

4328 RV-3