

Beginning on the 11th day of October, 1953, and on the 11th day of each month thereafter, the sum of Three Thousand (\$3,000.00) Dollars to be applied on the interest and principal of this note until the 11th day of February, 1965, when any balance remaining due on principal with accrued interest shall be payable in full. The aforesaid monthly payments of Three Thousand (\$3,000.00) Dollars each are to be applied first to interest at the rate of five and one-half ($5\frac{1}{2}\%$) per cent per annum on the principal sum presently due of Three Hundred Eighty-Two Thousand Two Hundred Ninety-Three and $\frac{39}{100}$ (\$382,293.39) Dollars, or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied on account of principal;

PROVIDED, HOWEVER, that if the mortgaged premises shall at any time be rented or leased at a greater rental than that provided for in the lease between the said John O. Hunt and Hunt Loom and Machine Works, Inc. dated August 29, 1953, then and in that event the payments under this obligation shall be increased proportionately;

PROVIDED FURTHER, HOWEVER, that if the aforesaid lease between John O. Hunt and Hunt Loom and Machine Works, Inc. be terminated for any reason, then and in that event the party of the second part shall, and in addition to the monthly payments on interest and principal as provided herein, pay to the said party of the first part on the 11th day of each month until said obligation is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged premises plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the Mortgagee in trust to pay said premiums, taxes and special assessments. All additional payments as provided in this paragraph shall be added to the payments on the obligation and the aggregate amount thereof shall be paid by the