the property is otherwise acquired after default, the Mortgagee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the amount then remaining to credit of Mortgagor under (a) of paragraph 2 preceding, as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid on the note secured hereby.

4. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

5. He will pay all taxes, assessments, water rates and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same, and will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any other provision for taxes, assessments or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate provided for in the principal indebtedness from the date of such advance, and shall be secured by this mortgage.

6. Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced to the Mortgagor for the alteration, modernization, improvement, maintenance or repair of said premises, for taxes, assessments against the same and for any other purpose authorized hereby. Such supplemental note or notes shall be secured hereby on a parity with, and as fully as if the advance evidenced thereby were included in the note first described. Each supplemental note or notes shall bear interest at the rate provided for in the principal note and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the supplemental note or notes shall become due and payable thirty (30) days after demand by the Mortgagee, but in no event shall the final maturity of any supplemental note be extended beyond the date of maturity of the note first described above.

7. He will keep the improvements now existing or hereafter erected on the mortgaged property in good condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

8. He will keep the buildings now existing or hereafter erected on the mortgaged property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards, casualties, and contingencies as Mortgagee may from time to time require, in an amount not less than the full insurable value thereof, or the principal amount of the indebtedness secured hereby, whichever is less, and in companies acceptable to the Mortgagee, and except when payments for such insurance are made directly to the Mortgagee by Mortgagor, he will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

9. He hereby assigns all the rents, issues and profits of the mortgaged premises from and after any default under this mortgage, and the Mortgagee shall have the right, after declaring all charges and expenses immediately due and payable, to enter upon and take possession of the mortgaged premises, collecting all charges and expenses and apply the residue of the rents, issues and profits [illegible].

10. Provided that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and the note secured hereby, and there is no default under this mortgage, then this mortgage shall be null and void; otherwise it shall remain in full force and effect. Any failure to perform any of the terms, conditions or covenants of the mortgage or of the note secured hereby, or any act or thing by the Mortgagor to the Mortgagee shall constitute a default under this mortgage and the note secured hereby, and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement of the mortgaged property. Should the Mortgagee become a party to any suit involving this mortgage or the property described herein, or should it employ an attorney to protect its rights hereunder, including legal proceedings instituted for foreclosure or for the collection of the debt secured hereby) all costs and expenses reasonably incurred by the Mortgagee, and a reasonable attorney's fee shall be secured hereby and shall become due and payable thirty (30) days after demand. Should any legal proceedings be instituted for the foreclosure of this mortgage, 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, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately or on demand, and may be recovered and collected hereunder.

If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.