

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

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, and the use of any gender shall be applicable to all genders.

The mortgagor further covenants and agrees that so long as any balance shall be outstanding on the indebtedness of this mortgage and the note secured thereby, it will furnish the mortgagee, in a manner satisfactory to the mortgagee, certified statements of income received and expenses incurred in connection with the above described property, within a period of three (3) months after the end of the fiscal year.

That together with, and in addition to, the quarterly payments of principal and interest payable under the terms of the note secured hereby, it will pay to the Mortgagee on each quarterly payment date provided for above, until the indebtedness secured hereby is paid in full, a sum equal to one-fourth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may at its option, pay said items and charge all advances therefor to the mortgage debt.

It is understood and agreed that Liberty Life Insurance Company presently holds two mortgages on the greater portion of the property above described which were in the original amounts of \$1,053,800.00

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JLT