

TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREFTER CREATED THEREON, INCLUDING, SHEDS, STORM SHEDS AND BLINDS, AND HEATING, LIGHTING, PLUMBING, GAS, ELECTRIC, VENTILATING, REFRIGERATING AND AIR-CONDITIONING EQUIPMENT USED IN CONNECTION THEREWITH, ALL OF WHICH, FOR THE PURPOSE OF THIS MORTGAGE, SHALL BE DEEMED FIXTURES AND SUBJECT TO THE LIEN HEREOF, AND THE FURNITURE AND APPURTENANCES PERTAINING TO THE PROPERTY ABOVE DESCRIBED, ALL OF WHICH IS REFERRED TO HEREINAFTER AS THE "PREMISES",

(description continued)

FOR THE PURPOSE OF SECURING: (1) PERFORMANCE OF EACH AGREEMENT OF MORTGAGEE CONTAINED HEREIN; (2) PAYMENT OF THE STATED SUM EVIDENCED BY MORTGAGOR'S PROMISSORY NOTE AND TIME SALES CONTRACT OF EVEN DATE HEREMITH IN SAID STATED AMOUNTS, AND PAYABLE AS PROVIDED THEREBY; (3) PAYMENT OF ANY ADDITIONAL ADVANCES MADE BY MORTGAGEE ON THE THEN HOLDER OF THIS MORTGAGE TO CONTRACT OF MORTGAGEE IN THE AMOUNT OF THE ADVANCE, AND PAYABLE AS PROVIDED THEREBY, BUT AT NO TIME SHALL THIS MORTGAGE BE CONSIDERED UNDER (2) ABOVE AND THE UNPAID BALANCE OF SUCH ADDITIONAL ADVANCES, PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSIDERED AS LIMITING THE AMOUNTS WHICH SHALL BE SECURED HEREBY WHEN ADVANCED TO PROTECT THE SECURITY OR IN ACCORDANCE WITH THE COVENANTS OF THIS MORTGAGE, 16,169.00

ALL PAYMENTS MADE BY MORTGAGOR ON THE OBLIGATION SECURED BY THIS MORTGAGE SHALL BE APPLIED IN THE FOLLOWING ORDER: FIRST; TO THE PAYMENT OF TAXES AND ASSESSMENTS THAT MAY BE LEVIED AND ASSESSED AGAINST SAID REAL ESTATE, INSURANCE PREMIUMS, REPAIRS, AND ALL OTHER CHARGES AND EXPENSES AGREED TO BE PAID BY THE MORTGAGOR, SECOND; TO THE PAYMENT OF THE ABOVE OBLIGATION.

TO PROTECT THE SECURITY HEREOF, MORTGAGOR COVENANTS AND AGREES: (1) TO KEEP SAID PREMISES INSURED AGAINST FIRE AND SUCH OTHER CASUALTIES AS THE MORTGAGEE MAY SPECIFY, UP TO THE FULL VALUE OF ALL IMPROVEMENTS FOR THE PROTECTION OF MORTGAGEE IN THEREOF, PROPERLY ENDORSED, ON DEPOSIT WITH MORTGAGEE; AND THAT LOSS PROCEEDS (LESS EXPENSES OF COLLECTION) SHALL, AT MORTGAGEE'S OPTION, BE APPLIED ON SAID INDEBTEDNESS, WHETHER OR NOT, OR TO THE RESTORATION OF SAID IMPROVEMENTS. (2) TO LINA UPON SAID PREMISES, OR ANY PART THEREOF, OR UPON THE DEBT SECURED HEREBY, OR UPON THE INTEREST OF MORTGAGEE IN SAID DEBT OR PENALTY TO ACQUIE THEREOF, THE OFFICIAL RECEIPT OF THE PROPER OFFICER SHOWING PAYMENT OF ALL SUCH TAXES AND ASSESSMENTS WHICH IN ANY MAY IMPAIR THE SECURITY OF THIS MORTGAGE. (3) TO KEEP SAID PREMISES FREE FROM ALL PRIOR LIENS AND UPON DEMAND OF MORTGAGEE TO PAY AND PROCURE RELEASE OF ANY LIENS WHICH IN ANY MAY IMPAIR THE SECURITY OF THIS MORTGAGE. (4) IN THE EVENT OF DEFAULT BY MORTGAGOR UNDER PARAGRAPHS 1, 2 OR 3 ABOVE, MORTGAGEE, AT HIS OPTION (WHETHER ELECTING TO DECLARE THE WHOLE INDEBTEDNESS SECURED HEREBY DUE AND COLLECTIBLE OR NOT), MAY (A) EFFECT THE INSURANCE ABOVE PROVIDED FOR AND PAY THE REASONABLE PREMIUMS AND CHARGES THEREOF, (B) PAY CEEDINGS TO TEST THE VALIDITY OF SUCH TAXES OR ASSESSMENTS, WITH INTEREST THEREON FROM THE TIME OF PAYMENT AT THE HIGHEST RATE ALLOWED BY LAW, AND SUCH DISBURSEMENTS SHALL BE DEEMED A PART OF THE INDEBTEDNESS SECURED BY THIS MORTGAGE AND SHALL BE INCURRED IMMEDIATELY DUE AND PAYABLE BY MORTGAGOR TO MORTGAGEE. (5) TO KEEP THE BUILDINGS AND OTHER IMPROVEMENTS NOW OR HEREAFTER IN GOOD CONDITION AND REPAIR, NOT TO COMMIT OR SUFFER AND WASTE OR ANY USE OF SAID PREMISES CONTRARY TO RESTRICTIONS OF RECORD OR CONTRARY TO LAWS, ORDINANCES OR REGULATIONS OF PROPER PUBLIC AUTHORITY, NOT TO REMOVE THE IMPROVEMENTS EXCEPT WITH THE WRITTEN CONSENT OF MORTGAGEE, AND TO PERMIT MORTGAGEE TO ENTER AT ALL REASONABLE TIMES FOR THE PURPOSE OF INSPECTING THE PREMISES. (6) THAT HE WILL PAY, PROMPTLY AND WITHOUT DELAY FROM VALUATION OR APPRAISEMENT LAWS, THE INDEBTEDNESS SECURED HEREBY, IN FULL COMPLIANCE WITH THE TERMS OF SAID PROMISSORY NOTE AND TIME SALES CONTRACT AND THIS MORTGAGE, AND PORTIONS OF THE PREMISES HEREBY DESCRIBED MAY, WITHOUT NOTICE, BE RELEASED FROM THE LIEN HEREOF, WITHOUT RECEIVING OR AFFECTING UPON THE PERSONAL LIABILITY OF ANY PERSON OR CORPORATION FOR THE PAYMENT OF SAID INDEBTEDNESS OR THE LIEN OF THIS INSTRUMENT UPON THE REMAINDER OF SAID PREMISES FOR THE FULL AMOUNT OF SAID INDEBTEDNESS THEN REMAINING UNPAID, AND NO CHANGE IN THE OWNERSHIP OF SAID PREMISES SHALL RELEASE, REDUCE OR OTHERWISE AFFECT ANY SUCH PERSONAL LIABILITY OR THE LIEN HEREBY CREATED. (7) THAT HE IS SEIZED OF THE PREMISES IN FEE SIMPLE AND HAS GOOD AND LAWFUL RIGHT TO CONVEY THE SAME; AND THAT THE PREMISES ARE FREE AND CLEAR OF ANY AND ALL ENCUMBRANCES WHATSOEVER, AND THAT HE DOES HEREBY FOREVER WARRANT AND WILL FOREVER DEFEND WAIVER AND RELEASE ALL RIGHTS AND CLAIMS HE OR SHE MAY HAVE IN OR TO SAID PREMISES AS A HOMESTEAD EXEMPTION NOW EXISTING OR WHICH MAY HEREAFTER BE ESTABLISHED, OR ANY RIGHT IN THE NATURE OF OWNER OR COURTNEY, OR ANY STATUTORY SUBSTITUTE THEREOF, IN A REASONABLE SUM INCURRED BY MORTGAGEE, TO APPEAR IN AND DEFEND ANY ACTION OR PROCEEDING PURPORTING TO AFFECT THE SECURITY HEREOF OR THE RIGHTS OR POWERS OF MORTGAGEE.

IT IS MUTUALLY AGREED THAT: (1) IF THE SAID MORTGAGOR SHALL FAIL OR NEGLECT TO PAY INSTALLMENTS ON SAID NOTE AND TIME SALES CONTRACT AS THE SAME MAY HEREAFTER BECOME DUE, OR UPON SALE OR OTHER DISPOSITION OF THE PREMISES BY MORTGAGOR, OR SHOULD ANY ACTION OR PROCEEDING BE FILED IN ANY COURT TO ENFORCE ANY LIEN ON, CLAIM AGAINST OR INTEREST IN THE PREMISES, OR AFTER FIVE (5) YEARS HAS ELAPSED FROM THE DATE HEREOF, THEN ALL SUMS OWING BY THE MORTGAGOR TO THE MORTGAGEE UNDER THIS MORTGAGE OR UNDER THE NOTE AND TIME SALES CONTRACT SECURED HEREBY SHALL IMMEDIATELY BECOME DUE AND PAYABLE AT THE OPTION OF THE MORTGAGEE. (2) IN THE EVENT OF FORECLOSURE, MORTGAGOR SHALL BE LIABLE FOR ANY DEFICIENCY REMAINING AFTER SALE OF THE PREMISES, AND ATTORNEY'S FEE AND OTHER LEGAL EXPENSES ALLOWED BY LAW, AND TO THE EXPENSES OF CONDUCTING SAID SALE, INCLUDING THE PUBLICATION OF THE PROCEEDS OF SAID SALE TO THE INDEBTEDNESS SECURED AND TO THE EXPENSES OF CONDUCTING SAID SALE, INCLUDING THE COLLECTION BY SUIT OR ACTION OR IN THE MORTGAGE IS FORECLOSED, OR PUT INTO THE HANDS OF AN ATTORNEY FOR COLLECTION, SUIT, SHALL BE IMMEDIATELY DUE AND PAYABLE AND ADDED TO THE MORTGAGE INDEBTEDNESS AND SECURED HEREBY. (4) UPON PAYMENT IN FULL ACCORDING TO LAW. (5) MORTGAGOR WILL PAY THE INDEBTEDNESS HEREBY SECURED TO SAID MORTGAGEE THE ABOVE-DESCRIBED PREMISES ACCORDING TO LAW. (6) ANY AMOUNT OF DAMAGES UNDER COMMERCE LAW IN FULL COMPLIANCE WITH THE TERMS OF ALL OF SAID PROPERTY IS HEREBY ASSIGNED TO MORTGAGEE WITH AUTHORITY TO APPLY OR RELEASE THE MONEY RECEIVED, AS ABOVE PROVIDED, FOR INSURANCE LOSS PROCEEDS. (7) MORTGAGEE SHALL BE SUBROGATED TO THE LIEN OF ANY AND ALL PRIOR ENCUMBRANCES, LIENS THOUGH SAID PRIOR LIENS HAVE BEEN RELEASED OR DISCHARGED FROM THE PROCEEDS OF THE PROMISSORY NOTE AND TIME SALES CONTRACT SHALL BE SECURED BY SUCH LIENS ON THE PORTIONS OF SAID PREMISES AFFECTED THEREBY TO THE EXTENT OF SUCH PAYMENT, RESPECTIVELY. (8) WHENEVER, BY THE TERMS OF THIS INSTRUMENT OR OF SAID NOTE AND TIME SALES CONTRACT, MORTGAGEE IS GIVEN ANY OPTION, SUCH OPTION MAY BE EXERCISED WHEN THE RIGHT ACCRUES, OR AT ANY TIME THEREAFTER, AND NO ACCEPTANCE BY MORTGAGEE OF PAYMENT OF INDEBTEDNESS IN DEFAULT SHALL CONSTITUTE A WAIVER OF ANY DEFAULT THEN EXISTING AND CONTINUING OR THEREAFTER ACCRUING. (9) NOTWITHSTANDING ANYTHING IN THIS

BOOK 1134 PAGE 454