

Fourth: In the event of abandonment of work upon the construction of said improvements to be erected upon the mortgaged property for a period of fifteen (15) days, the Mortgagee may at its option enter into and upon the mortgaged property and complete the construction of the improvements of the Mortgagor hereby granting to the Mortgagee full power and authority to make such entry and to enter into such contracts or arrangements that may be considered necessary by the Mortgagee to complete said improvements; and any sums expended by the Mortgagee in connection with such completion shall be added to the principal amount of said note and be secured by these presents and together shall be payable by the Mortgagor on demand with interest at the rate as specified in the note secured by this mortgage. Provided, however, that the total amount of the indebtedness that may be secured by this mortgage at any one time shall not exceed a maximum principal amount of twice the principal amount stated in the promissory note secured hereby, plus interest thereon, and any disbursements made by the Mortgagee for the payment of taxes, insurance or other liens on the property encumbered by this mortgage with interest on such disbursements.

Fifth: MORTGAGE SHALL SECURE FUTURE ADVANCES. In addition to all other indebtedness secured by the first lien of this mortgage, this mortgage shall secure also and constitute a first lien on the mortgaged property for all future advances made by the Mortgagee to the Mortgagor for any purpose within five years from the date hereof to the same extent as if such future advances were made on the date of the execution of the mortgage. Any such advances may be made at the option of Mortgagee. The total amount of the indebtedness referred to in the first sentence of this paragraph that may be secured by this mortgage may increase or decrease from time to time, but the total unpaid balance of such indebtedness secured at any one time by this mortgage shall not exceed a maximum principal amount of twice the principal amount stated in the promissory note secured by this mortgage, plus interest thereon and any disbursements made by the Mortgagee for the payment of taxes, levies or insurance on the property encumbered by this mortgage, with interest on such disbursements.

ARTICLE V

MORTGAGED PROPERTY WILL NOT BE FURTHER MORTGAGED OR CONVEYED WITHOUT THE WRITTEN CONSENT OF MORTGAGEE. Mortgagor covenants and agrees that it will not encumber the mortgaged property to secure any indebtedness other than the indebtedness secured by this mortgage, and will not convey the mortgaged property without the written consent of the Mortgagee first had and obtained. Any such mortgage or conveyance without such written consent of the Mortgagee shall be null, void and of no force and effect. Any such mortgage or conveyance shall constitute a default under this mortgage and shall, at the option of the holder hereof, render all sums due hereby immediately due and payable.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.