

assessments and insurance premiums as and when due. If the total of such monthly payments shall exceed the amount needed, the excess shall be held for future needs; but, should such monthly payments at any time fail to provide sufficient funds to pay taxes, assessments and insurance premiums when due, then the Mortgagors shall, upon demand, pay to the Mortgagee the amount necessary to cover the deficiency. When the Mortgagors shall have paid the Note, secured by this Mortgage, the Mortgagee shall refund to the Mortgagors any excess funds accumulated hereunder. In the event of a foreclosure sale of the mortgaged premises, the Mortgagee may apply any balance remaining of the funds accumulated for the above purposes to the payment of said Note.

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

IN WITNESS WHEREOF, the Mortgagors have hereunto set their Hands and Seals.

WITNESSES:

*Leon T. Cizyeta*  
K. Locke

*Stanley G. Tate* (SEAL)  
STANLEY G. TATE  
*Edward L. Denison* (SEAL)  
EDWARD L. DENISON

Partners Trading Under the Name of INVESTMENTS DIVERSIFIED, LTD.