

to be erected upon the mortgaged property for a period of 15 days, the mortgagee may at its option enter into and upon the mortgaged property and complete the construction of the improvements 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 notes 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 notes 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 aggregate principal amount stated in the promissory notes 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.

30. That the within mortgage is given to secure the payment of those two certain promissory notes of even date herewith executed by the mortgagor herein, as maker, in favor of the mortgagee herein, or order, as payee, for the principal sums of \$1,890,000.00 and \$210,000.00, respectively.

31. The said mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the mortgagee from and against the mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this mortgage has been duly executed by the mortgagor the day and year first above written.

Signed, sealed and delivered in the presence of:

James W. Rose  
(James W. Rose)  
A. Keith Weber  
(A. Keith Weber)

REDMAN DEVELOPMENT CORPORATION (SEAL)

[Signature]  
Vice President  
and  
Howard G. Kent  
Assistant Secretary

STATE OF TEXAS  
DALLAS COUNTY

PERSONALLY appeared before me James W. Rose, and made oath that he saw the within-named REDMAN DEVELOPMENT CORPORATION, by its duly authorized officers James T. Cobb, Vice President, and Howard N. Kent, Assistant Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written mortgage, and that he with A. Keith Weber witnessed the execution thereof.

Sworn to before me this 15th day of July, 1971. James W. Rose

[Signature] (Notary Public, State and County Aforesaid. My Commission Expires: June 1, 1973)  
(Notarial Seal)

Recorded July 29, 1971 at 12:49 P.M. #3030