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3. To pay when due all taxes, public assessments, and other charges upon or assessed against the mortgaged property.

4. To keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so, the Lender may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt; that he shall not permit or commit waste, impairment, or deterioration of the mortgaged property and shall comply with the provisions of any lease if this Mortgage is on a leasehold, and with all laws, ordinances, regulations and requirements of any governmental body applicable to the mortgaged property; that, in the event that the proceeds of this loan are for the construction of improvements on the mortgaged premises, he will continue construction until completion without interruption, and should he fail to do so, the Lender may, at its option, enter upon said premises, complete said construction work, and charge the expenses for the completion of such construction to the mortgage debt; and/or the Lender may declare the indebtedness secured hereby due and payable if the Lender shall permit such construction to be and remain interrupted for a period of fifteen (15) days.

5. That the Lender may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Lender as beneficiary thereof, and, upon failure of the Borrower to pay the premiums therefor, the Lender may, at its option, pay said premiums, and all sums so advanced by the Lender shall become a part of mortgage debt.

6. In the event he fails to perform at the required time the affirmative acts required by paragraphs 2 through 5, the Lender may (but is not obligated to do so) advance funds for payment of said obligations of the Borrower, and all sums so advanced, together with any other loans, advances, readvances or credits that may be made hereafter to the Borrower by the Lender under the Note, shall bear interest at the same rate as the note and shall be repayable on demand of the Lender, unless otherwise provided in writing.

7. That in addition to any other rights or remedies it might have hereunder, the Lender may, at its option require the Borrower to pay to the Lender on the first day of each month,

until the Obligations secured hereby are paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Lender or the mortgaged premises; and, on the failure of the Borrower to pay all taxes, insurance premiums and public assessments, the Lender may, at its option, pay said items and charge all advances therefor to the mortgage debt as set forth in Paragraph 6 above.

8. All awards, proceeds or damages, direct or consequential, in connection with any condemnation or injury to the property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned and shall be paid to Lender to the extent of the sums secured by this Mortgage. Lender is hereby