

Any policies furnished Lender shall become its property in the event Lender becomes the owner of said premises by foreclosure or otherwise. The Lender is hereby authorized and empowered, at its option, to adjust or compromise any loss under any insurance policies on the premises, and to collect and receive the proceeds from any such policy or policies. Each insurance company is hereby authorized and directed to make payment for all such losses directly to the Lender, instead of to the Borrower and Lender jointly. In case of loss under any such policy of insurance, the Lender may apply the net proceeds to the payment of the indebtedness hereby secured, whether due or not; or the Lender may require (i) the building to be repaired or replaced by the use of said net proceeds or (ii) allow Borrower to receive said net proceeds to be used for any other purpose or object without affecting the lien of this deed or the indebtedness hereby secured.

16. To further secure the payment of the taxes and assessments hereinabove referred to and the premiums on the hazard insurance hereinabove referred to, and upon the request of the Lender, the Borrower will deposit with the Lender, on the due date of each monthly installment under the Note, a sum which, in the estimation of the Lender, shall be sufficient to pay the real estate taxes, assessments and hazard insurance premiums, affecting the Mortgaged Property, said deposits to be held by the Lender, free of interest, and free of any liens or claims on the part of creditors of the Borrower and as part of the security of the Lender, and to be used by the Lender to pay current taxes and assessments and hazard insurance premiums on the premises as the same accrue and are payable. Said deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of the Lender. If said deposits are insufficient to pay the taxes and assessments and hazard insurance premiums in full as the same become payable, the Borrower will deposit with the Lender, within fifteen (15) days of written notice from Lender, such additional sum or sums as may be required in order for the Lender to pay such taxes and assessments and hazard insurance premiums in full. Upon any default in the provisions of this Mortgage or the Note, the Lender may, at its option, apply any money in the fund resulting from said deposits to the payment of the indebtedness secured hereby in such manner as it may elect.

17. The Mortgagee may, at its option, and without waiving its right to accelerate the indebtedness hereby secured and to foreclose the same, pay either before or after delinquency any or all of those certain obligations required by the terms hereof to be paid by the Mortgagor for the protection of the mortgage security or for the collection of the indebtedness hereby secured. All sums so advanced or paid by the Mortgagee shall be charged into the mortgage account, and every payment so made shall bear interest from the date thereof at the rate of ----- percent (14.75 %) per annum, subject in all respects to the terms, conditions, and covenants of the aforesaid Promissory Note, and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said Note and secured by this Mortgage, excepting, however, that said sums shall be repaid to the Mortgagee within fifteen (15) days after demand by Mortgagee to Mortgagor for said payment.

18. That any failure by Mortgagee to insist upon the strict performance by Mortgagor of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor. Neither Mortgagor nor any other person now or hereafter obligated for the payment of the whole or any part of the sums now or hereafter secured by this Mortgage shall be relieved of such obligation by reason of the failure of Mortgagee, at its sole option, to comply with any request of Mortgagor, or of any other person so obligated, to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage or of any obligations secured by this Mortgage, or by reason of the release, regardless of consideration, of the whole or any part of the security held for the indebtedness secured by this Mortgage, or by reason of the release, or by reason of any agreement or stipulation between any subsequent owner or owners of the Mortgaged Property and Mortgagee extending the time of payment or modifying the terms of the Note or this Mortgage. Mortgagee may release, regardless of consideration, any party liable upon or in respect of the mortgage note; or any part of the security held for the indebtedness secured by this Mortgage without, as to any other party or as to the remainder of the security, in anywise, impairing or affecting the lien of this Mortgage or the priority of such lien over any subordinate lien; and that Mortgagee may resort for the payment of the indebtedness secured by this Mortgage to any other security therefor held by Mortgagee in such order and manner as Mortgagee may elect.

19. That if the Mortgagor shall fail, neglect or refuse for a period of fifteen (15) days fully and promptly to pay the amounts required to be paid by the note hereby secured or the interest therein specified or any of the sums of money herein referred to or hereby secured, or otherwise duly, fully and promptly to perform, execute, comply with and abide by each, every or any of the covenants, conditions or stipulations of this Mortgage, the Promissory Note hereby secured then, and in either or in any of such events, without notice or demand, the said aggregate sum mentioned in said Promissory