

REPAIRS

The Mortgagor shall pay for and bear all expenses of repairs, maintenance, taxes, assessments and insurance on the property during the term of the Mortgage, and the same shall be paid out of the proceeds of the Mortgage.

The Mortgagor shall

1. That he will pay to the Mortgagee at the times and in the manner provided in the notes secured hereby...

2. That the Mortgagor shall not, without the written consent of the Mortgagee, sell, convey, lease or otherwise dispose of the property secured hereby, or create any lien or charge thereon, and the Mortgagee reserves the right to sue for specific performance of this obligation...

3. Without affecting the lien of the Mortgage hereby, and without affecting the right of the Mortgagee to sue for specific performance in writing, the Mortgagor shall not, without the written consent of the Mortgagee, or otherwise altering the terms of the Mortgage, create any other lien or charge on the property...

4. That he will keep the property insured against fire and other contingencies in such amounts and for such terms as may be required from time to time, and when due, any premiums on such insurance shall be carried in, deposited in, and held by the Mortgagee and form part of the Mortgage. In event of the loss of the property, proof of loss if not made promptly, shall be made and directed to make payment to the Mortgagee jointly, and the insurance proceeds of any fire or other contingencies shall be applied to the reduction of the indebtedness hereby secured, or in the event of foreclosure of this mortgage, to the satisfaction of the indebtedness secured hereby, all rights and claims in force shall pass to the purchaser or purchaser's heirs...

5. That he will keep all improvements on the property in good repair, and in the case of a construction, in case of interruption, and should be held to do so, and should ever repairs are necessary, including the cost thereof for such repairs or the completion of work...

6. That the Mortgagor shall maintain the property and carry life insurance upon himself in a sum not less than the Mortgagee as beneficiary thereof, and the Mortgagee may, at its option, pay such premiums as may be required for the mortgage debt.

7. That together with, and in addition to, the other terms of the note secured hereby, he will pay to the Mortgagee monthly, or at such other intervals as may be required, the amount of the principal and interest, and also the premiums and public assessments, the Mortgagee will pay for to the mortgage debt. These monthly escrow payments...

8. That he hereby assigns all the rents, issues and profits of the property, and should legal proceedings be instituted to enforce the Mortgagee's rights, he shall have the right to have a receiver appointed to collect the rents, issues and profits, towards the payment of the mortgage debt, and to defray the expenses attending such proceedings...

9. That, at the option of the Mortgagee, the Mortgagor shall convey any land which may be required to the Mortgagee in any manner whatsoever other than by deed, and the Mortgagee shall permit work on the property to be done in accordance with the written content of the Mortgagee.

10. It is agreed that the Mortgagee shall, at its option, have the right to sell or dispose of the property under this mortgage or in any other manner, and the Mortgagee shall fully perform all obligations of the Mortgagor, and that in the event of a default in any of the terms of this Mortgage, the Mortgagee shall, at its option, call the Mortgagee and Payable and the Mortgagee shall, at its option, have the right to foreclose on the property, or to sue for specific performance of the Mortgagee, and to receive the proceeds of the property, and to pay the same to the Mortgagee, and the Mortgagee shall be entitled to the same, and to the same attorney's fees, and to the same costs and expenses, as are provided in the Mortgagee, at a percent of the principal amount of the Mortgagee.