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3. To pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the Mortgagee, to deliver the official receipts therefor to the Mortgagee, and in default of said payments, the Mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.

4. That at the option of the Mortgagee the indebtedness secured by this mortgage shall become due and payable if, without the written consent of the Mortgagee, the Mortgagor shall convey away the mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor. It is understood and agreed that in consideration for the consent of the Mortgagee to any transfer of title to the mortgaged premises, or a partial release of said premises, the Mortgagee at its option may charge a transfer fee and/or require changes in the rate of interest, term of loan, monthly payments of principal and interest and other terms and conditions of this mortgage and/or the note secured hereby.

5. That it will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair and should Mortgagor fail to do so, Mortgagee 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 in the event the proceeds of this loan are for the construction of improvements on the mortgaged premises, Mortgagor will continue construction until completion without interruption, and should Mortgagor fail to do so, the Mortgagee 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 Mortgagee may declare the indebtedness secured hereby due and payable if the Mortgagor shall permit such construction to be and remain interrupted for a period of fifteen (15) days.

6. To insure and keep insured the improvements now existing or hereafter erected on the mortgaged premises in an amount and in a company or companies satisfactory to the mortgagee from loss or damage by fire and other hazards, as may be required by the Mortgagee, and that in the event the Mortgagor shall at any time fail to do so, then the Mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

Should the Mortgagee, by reason of such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor, its successors or assigns, to enable such parties to repair said buildings or to erect new