

form this covenant, Mortgagee may enter upon the premises and make whatever repairs or improvements are deemed necessary. The cost of such repairs or improvements shall be payable upon demand and until paid shall be added to the principal indebtedness secured hereby, shall bear interest from the date of payment at the same rate as the principal indebtedness, and shall be secured by this Mortgage.

7. INSPECTION. Without notice to Mortgagor, Mortgagee may make or cause to be made reasonable entries upon and inspections of the Mortgaged Property.

8. CONDEMNATION. All awards, proceeds, or damages, direct or consequential, for taking or injuring all or any part of the Mortgaged Property or any interest therein by exercise of the power of eminent domain, or for conveyances in lieu of condemnation, are hereby assigned unto Mortgagee to the extent of the indebtedness secured by this Mortgage. Mortgagee shall apply such awards, proceeds, or damages, as determined by agreement between Mortgagor and Mortgagee, either to the reduction of the indebtedness secured hereby or to the restoration or repair of the Mortgaged Property.

9. RELEASES. This Mortgage is given by Mortgagor and accepted by Mortgagee upon the express condition and agreement that so long as there is no existing uncured Event of Default under the terms of this Mortgage, the Promissory Note secured hereby, or the Land Development Loan Agreement executed simultaneously herewith, Mortgagee will release from the lien of the Mortgage any lot upon payment of a lot release fee in the amount of Seventy-Five per cent (75%) of the sales price of the lot, but in no event shall the release fee be less than Six Thousand Two Hundred (\$6,200.00) Dollars. All payments of release prices shall be applied to the outstanding

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