

less in the case is not made promptly by the Mortgagor. In event of foreclosure of this Mortgage or other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

15. 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. 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 hereof at the rate provided in the note, and become an integral part thereof, subject in all respects to the terms, conditions and covenants of the aforesaid 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 ten (10) days after demand by Mortgagee to Mortgagor for said payment.

16. To pay all and singular the costs, charges and expenses, including attorney's fees and title and/or abstract costs, incurred or paid at any time by the Mortgagee because of the failure of the Mortgagor to perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and of this Mortgage, or either.

17. That in order to accelerate the maturity of the indebtedness hereby secured because of the failure of the Mortgagor to pay any tax assessment, liability, obligation or encumbrance upon said property as herein provided, it shall not be necessary nor requisite that the Mortgagee shall first pay the same.