

and agreements of this Mortgage, then this deed of bargain and sale shall cease, determine and be void; otherwise, it shall remain in full force and virtue.

Mortgagor further covenants that during the term hereof the Mortgagor shall pay before delinquent all taxes and assessments that may be levied, or assessed, against said premises or any part thereof. It is specifically agreed that if the Mortgagor shall fail to pay such taxes as aforesaid, then said taxes may be paid by Mortgagee, its successors and assigns, and the sums so expended shall be a demand obligation and become part of the debt secured hereby and draw interest at the normal rate specified in said Promissory Note from date so expended until paid, or, at the option of the Mortgagee may be accelerated, declared due and be collected in any manner provided in this instrument or by law.

In the event the premises covered hereby, or any part or portion thereof, shall hereafter be condemned or taken for public use under power of eminent domain, Mortgagee, its successors or assigns, shall have the right to demand and receive all damages awarded for the taking of or damages to said premises, up to the amount then unpaid on the indebtedness secured hereby, and may apply same upon the payment or payments last payable thereon. To that end, in the event of such taking, an amount of the debt secured hereby equal to the damages so awarded for the taking of or damages to said premises, shall, contemporaneously therewith, be accelerated to maturity.

And it is lastly agreed, by and between the parties, that the Mortgagor, his legal representatives, heirs and assigns, shall hold and enjoy the premises until default of payment shall be made.

WITNESS OUR HANDS this 27th day of August, 1974.

WITNESSES:

Constance B. M. Bried
J. M. O'way

A. Foster McKissick

0074

4328 RV-2