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SIXTH: That the Mortgagor shall fully and faithfully keep and perform each and every covenant, agreement and provision in the Declaration, or By-Laws, and Rules and Regulations on the part of the Mortgagor to be kept and performed, and in the event of the failure of the Mortgagor so to do within a period of thirty (30) days after notice from the Association or from the Mortgagee, or in the case of any such default which cannot with due diligence be cured or remedied within such thirty (30) days period, if the Mortgagor fails to proceed promptly after such notice to cure or remedy the same with due diligence, then in any such case, the Mortgagee at the expense of the Mortgagor may from time to time at its option, but without any obligation so to do, cure or remedy any such default of the Mortgagor (the Mortgagor hereby authorizing the Mortgagee to enter upon the mortgaged premises as may be necessary for such purpose), and all sums expended by the Mortgagee for such purpose, including reasonable counsel fees, shall be secured by this Mortgage and shall be immediately due and payable to the Mortgagee.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee for the terms of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagors' amount and collect it as part of the debt secured by the mortgage.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagors agree to pay to the mortgagee, annually, as premium for such insurance 1/4th of 1% of the principal balance then existing.

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