

shall secure any and all other sums, indebtedness, obligations, and liabilities of any and every kind now or hereafter owing and to become due from the Mortgagor to the Mortgagee, or to the holder of the Mortgage Note or the assignees thereof howsoever created, incurred, evidenced, acquired, or arising whether under the Mortgage Note, under this Mortgage, or under any other instrument, obligation, contract, or agreement or dealing of any and every kind now or hereafter existing or entered into between the Mortgagor and the Mortgagee, or otherwise, or whether direct, indirect, primary, secondary, fixed or contingent, and any and all renewals, modifications or extensions of any of the foregoing.

It is agreed that any additional sum or sums advanced by the then holder of the Mortgage Note to the then owner of the Premises at any time within twenty (20) years from the date of this Mortgage, with interest thereon at the rate agreed upon at the time of each additional loan or advance, shall be equally secured with and have the same priority as the original indebtedness secured hereby and be subject to all of the terms and provisions of this Mortgage, whether or not such additional loan or advance is evidenced by a promissory note of the borrowers and whether or not identified by a recital that it is secured by this Mortgage. Provided, however, that the aggregate amount of principal indebtedness outstanding at any one time shall not exceed an amount equal to twice the original principal sum of the Mortgage Note secured hereby, and provided further that it is understood and agreed that this future advance provision shall not be construed to obligate the Mortgagee to make any such additional loans or advances.

PROVIDED ALWAYS and these presents are upon the express condition that if the Mortgagor shall pay to the Mortgagee the entire indebtedness evidenced by the Mortgage Note and all renewals, modifications, and extensions thereof, with interest thereon, and such other note or notes as may be given upon the security of this Mortgage and all renewals,