

And the said mortgagor agrees to insure the house and buildings on said land for not less than ONE MILLION FOUR HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED (\$1,462,500.00) Dollars, and in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at its option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor does and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the mortgagor is to hold and enjoy the said premises until default of payment ~~which~~ which default is not cured within 15 days of the mailing of written notice of such default by the mortgagee.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the said mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or the mortgagee's heirs, executors, administrators, successors or assigns, and agrees that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses, without liability to account for anything more than the rents and profits actually collected. within the above-mentioned 15-day period

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. See Rider attached hereto and made a part hereof for additional provisions.

IN WITNESS WHEREOF, the said mortgagor has executed these presents ~~to be subscribed by its duly authorized officers~~ on this the 15 day of February, in the year of our Lord One Thousand Nine Hundred and Seventy-Eight.

Signed, Sealed and Delivered in the presence of:

Blanche Lane

William B. ...

ICC WILLIAMSBURG ASSOCIATES (L.S.)

By Stephen J. Kule - Partner

And _____

STATE OF NEW YORK }
COUNTY OF New York

PERSONALLY appeared before me the undersigned witness and made oath that she saw Stephen J. Kule as Partner and as

of ICC WILLIAMSBURG ASSOCIATES a ~~corporation~~ general partnership organized and existing under the laws of the State of New York

sign, ~~and as the act and deed of said corporation~~ partnership deliver the within written deed, and that she with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this

15 day of February

Julia F. Grant (L.S.)

Notary Public for New York

JULIA F. GRANT
Notary Public State of New York
No. 4646943
Qualified in New York County
Commission Expires March 30, 1979

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