

legal or equitable title shall vest in any persons other than the Mortgagor for any reason whatsoever, the indebtedness, pursuant to the mortgage and the note or notes that it secures, shall become due and payable forthwith at the option of the Mortgagee, without further notice. Mortgagor reserves, however, the right to seek the approval of the Mortgagee of such sale, conveyance or transfer, such approval not to be unreasonably withheld.

Secondary financing of the mortgaged premises will be allowed only upon the Mortgagor receiving prior written consent from the Mortgagee, such approval not to be unreasonably withheld.

Except as otherwise provided all payments secured by this Mortgage and all obligations existing under this Mortgage are mandatory rather than permissive.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this Mortgage, Note and debt secured hereby, the Security Agreement or Conditional Assignment of Leases and Rents, then this Mortgage shall become utterly null and void, otherwise to remain in full force and effect.

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.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 22nd day of March, 1978.

Signed, sealed and delivered in the presence of:

F. Harold Gillespie
F. HAROLD GILLESPIE

Judith A. Wood
Sail M. Rees

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