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the manner therein provided;

2. That this Mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, re-advances or credits that may be made hereafter to the Mortgagor by the Mortgagee and; (c) any and all other debts or liabilities of Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so advanced, credits made, or amounts owing shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing and the lien of this Mortgage securing such advances and re-advances shall be superior to the rights of the holder of any intervening lien or encumbrance.

3. That he shall deliver to the Mortgagee a title insurance policy in form and issued by an insurer satisfactory to the Mortgagee. Such policy shall insure Mortgagee as a holder of the indebtedness secured by the first mortgage or deed of trust provided for herein, subject only to exceptions as may be satisfactory to Mortgagee's counsel.

4. That he will keep the improvements upon said premises constantly and satisfactorily insured in an insurance company or companies to be approved by the Mortgagee, until said Note is paid, against loss by fire and the risks covered under extended coverage endorsement (in an amount equal to at least the unpaid principal balance of the Promissory Note which this mortgage secures). Such policy or policies shall be deposited with and made payable to the Mortgagee and the proceeds thereof shall at the option of the Mortgagee be applied in payment of the indebtedness secured by this Mortgage; provided, however, notwithstanding the option of the Mortgagee to apply the proceeds to said indebtedness, if the building is partially destroyed at such time or under such conditions as to require Mortgagor to restore the building under the terms of any lease which is or may be prior to the lien of this Mortgage and the insurers do not deny liability as to the insured, and provided the said lease is not terminated by either party thereto or by its

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