

statutes, ordinances and requirements of any governmental authority <sup>BOOK 1432 PAGE 584</sup>  
relating to the premises; that the Mortgagor will promptly repair,  
restore, replace or rebuild any part of the premises now or hereafter  
subject to the lien of this mortgage which may be damaged or destroyed  
by any casualty whatsoever or which may be affected by any taking by  
eminent domain by any public or quasi-public authority; that the Mortgagor  
will complete without interruption any structure at any time in the  
process of construction on the premises and will pay any debt, claim or  
other charge for repairs or improvements that may have been made or may  
hereafter be made on, and which may become a lien against, the premises or  
any part thereof, and will not permit any lien or encumbrance of any kind  
which may be or become superior to this mortgage to accrue or remain on  
the premises or any part thereof; in the event of default hereunder the  
Mortgagee may, at its option, enter upon said premises, make whatever  
repairs are necessary or complete the construction work and charge the  
expenses for such repairs or for the completion of construction to the  
mortgage debt and/or declare the indebtedness secured hereby due and  
payable.

7. That the Mortgagor, at the option of the Mortgagee, will pay to  
the Mortgagee all moneys received as compensation for the taking of the  
premises or any part thereof by virtue of the right of eminent domain or  
in any other manner whatsoever and all moneys received as damages for  
injury sustained by the premises or any part thereof and in any such  
event, the Mortgagee may, if in its sole discretion it determines that its  
security is impaired, elect to declare the whole of the remaining indebtedness,  
if any, immediately due and payable.

8. That the Mortgagee may, from time to time, require the maker,  
co-maker or endorser of any indebtedness secured hereby to carry life  
insurance upon such persons as may be designated by the Mortgagee in such  
sums determined by the Mortgagee, designating the Mortgagee as beneficiary  
thereof, and, upon failure of the Mortgagor to pay the premiums therefor,  
the Mortgagee may, at its option, pay said premiums, and all sums so  
advanced by the Mortgagee shall become a part of mortgage debt.

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