

thereon, and assign and deliver the policies of insurance to the said Mortgagee and that in the event the Mortgagors shall at any time fail to do so, then the Mortgagees may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as foresaid, receive any sum or sums of money for any damage by fire or other casualty to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagors, its and their successors, heirs or assigns, to enable such party to repair said building or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the line of this mortgage for the full amount secured thereby before such damage by fire or other casualty, or such payment over, took place.

In case of default in the payment or any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the Mortgagee the houses and buildings on the premises against fire and other casualty, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of such cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

Mortgagors further covenant and agree that each maintain life insurance in the amount of One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00), with Mortgagee named as a beneficiary on such policies; provided, however, with the written consent of the Mortgagee during the term of said note, such amounts may be decreased to an amount not less than the outstanding balance on the note. The policies shall remain in the possession of the Mortgagee during the term of the Note.

Once construction is begun on the premises to the extent that the foundation on building(s) is laid, Mortgagors will cause to be performed on the premises a survey to assure the construction does not violate any restrictions, easements, or boundaries. Such survey shall be made by a Registered Land Surveyor and the results of said survey furnished to the Mortgagee prior to additional construction on the building(s).