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to in this Section shall be deemed a default under the terms of this Mortgage, for which the Mortgagee may, at its sole option, declare the entire unpaid balance of principal then due and owing, together with accrued interest thereon, to be immediately due and payable. Said payments shall be paid to the Mortgagee until the Note is paid in full. The Mortgagee under the provisions of this Mortgage, may at any time, in its sole discretion, apply any balance accumulated in the above funds as a credit against any unpaid interest due under the Note and/or in reduction of the amount of principal then remaining unpaid under the Note. Notwithstanding all of the foregoing, nothing contained herein shall cause Mortgagee or its designated representative to be deemed a trustee of said funds or to be obligated to pay any amounts in excess of the amounts of funds deposited with Mortgagee or its designed representative pursuant to this Section. Mortgagee or its designated representative may commingle said reserve with its own funds and Mortgagor shall be entitled to no interest thereon.

It is the intention of the Mortgagor and the Mortgagee herein that the payments as set forth in the paragraph above shall be sufficient so that when such payments are due to any taxing authority or insurance carrier, there will be sufficient money held by the Mortgagee to make such payments on their due dates.

1.11 Maintenance, Repairs, Alterations. Mortgagor will keep the Mortgaged Property, or cause the same to be kept, in good condition and repair and fully protected from the elements to the satisfaction of Mortgagee; Mortgagor will commit or permit no waste thereon and will do or permit no act by which the Mortgaged Property shall