

mortgages on the real property, the placement of chattel mortgages, conditional sales contracts, or financing arrangements which would be a lien on the personal property hereby mortgaged, or the placing of a "wrap-around" mortgage or improvement loan without the consent of Mortgagee, which consent Mortgagee agrees to furnish if the event or transaction receives the consent of the holder of the First Mortgage.

(c) No remedy herein conferred upon or reserved to the Mortgagee is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or by statute. Every power or remedy given by this Mortgage to the Mortgagee or to which it may be otherwise entitled, may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by the Mortgagee.

(d) Any deficiency in the amount of the aggregate monthly payment herein or in the Note provided for shall constitute a default under this Mortgage. In the event that any payment or part thereof shall remain unpaid for a period in excess of fifteen (15) days after the due date, a "late charge" of four cents (4¢) for each dollar (\$1) so overdue may be charged by the Mortgagee or holder for the purpose of defraying the expense incident to handling such delinquent payment.

(e) The Mortgagee within five (5) days upon request in person, or within ten (10) days upon request by mail, will furnish a statement of the amount due on this Note and Mortgage.

13. To further secure the payment of the indebtedness hereinabove described, and the performance of all other covenants contained in this Mortgage, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee:

0415

4328 RV-2