

All Secured Indebtedness should bear interest at the interest rates provided in said promissory notes after the same shall become due, whether in due course or under any covenant of this mortgage, until paid. Upon payment of all sums, Mortgagee shall, upon written demand to Mortgagor, cancel this mortgage at cost to Mortgagor.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the Mortgagor and Mortgagee, that if the said Mortgagor does and shall well and truly perform according to the terms and provisions of the promissory notes, and this mortgage instrument, and if the subject indebtedness shall be timely and properly paid and satisfied, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and effect.

3. If any of the sums of money payable under or secured by this mortgage be not fully paid when the same become due and payable or if an Event of Default shall otherwise occur under the terms and provisions contained herein and in the said promissory notes, then in any and each such event, the aggregate sum secured hereby, except unearned interest, shall, at the option of Mortgagee, become due and payable immediately as fully and completely as if originally stipulated then to be paid; and thereupon, or thereafter, at the option of Mortgagee, without notice or demand, suit at law or in equity, theretofore or thereafter begun, may be prosecuted as if all sums hereby secured had matured prior to its institution.

4. That it shall keep the premises in good condition and repair, reasonable wear and tear excepted; shall not permit nor perform any act which would in any way impair the value of the premises; shall not remove any fixture nor remove or demolish any building or improvement located on the above described land without the written consent of Mortgagee; shall neither commit or permit waste on the premises, except that, with respect to fixtures, no consent shall be required if the fixture is replaced with another of equal or greater value.

5. That it shall pay and discharge as the same become due all taxes, assessments and special assessments that may accrue, be levied, or assessed upon the premises or any part thereof, or which may be or become a lien prior to this mortgage or have priority in payment to the debt secured hereby, or which may accrue or be levied upon the Mortgagee's interest therein or upon this mortgage or the indebtedness or evidence of indebtedness secured hereby, without regard to any law heretofore or hereafter enacted imposing payment of the whole or any part thereof upon the Mortgagee; upon the passage of any law imposing the payment of the whole or any part thereof upon Mortgagee or upon the rendering by any

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