

signed to Lender, or a default by Borrowers, and/or undersigned, under any instruments constituting a lien prior to the lien of this instrument, shall, at the option of the Lender, constitute a default under any one or more or all instruments executed by Borrowers and/or undersigned to Lender. In case of such default, at the option of Lender, all indebtedness due from Borrowers and/or to Lender may be declared immediately due and payable.

THE UNDERSIGNED hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against the undersigned, their heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrowers shall pay unto Lender, its successors and assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrowers as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrowers to Lender according to the true intent of said mortgages, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise to remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrowers, and all indebtedness now and hereafter owed by Borrowers to Lender, and any other present or future indebtedness or liability of borrowers to Lender, whether as principal debtor, surety, guarantor, endorser, or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrowers, will satisfy this mortgage whenever (1) Borrowers owe no indebtedness to Lender; (2) Borrower have no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrowers.

In the event Lender becomes a party to any legal proceeding (excluding any action to foreclose this mortgage to collect the debts hereby secured), involving this mortgage or the premises described herein (including but not limited to the title to the land described herein),