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be due and payable. Beneficiary may exercise such right and option by giving written notice to Grantor and to the Grantees to whom such premises was sold or conveyed that the entire indebtedness has been declared due and payable and demand payment thereof. Such right and option may be exercised by any Beneficiary at any time during the period of one year from the date the contract to convey or conveyance was executed and notice thereof given to Beneficiary. The failure to pay the indebtedness so declared to be due in full within forty-five (45) days after the giving of such notice shall constitute an event of default under this Mortgage and the Trustee hereunder shall be and is hereby authorized and empowered, when requested to do so by Beneficiary after such default to sell the premises as herein provided. Should Grantor, with the prior written consent of Beneficiary convey or contract to convey the premises herein described, either Grantor or the new owner must pay to Beneficiary a reasonable and customary transfer fee that it is charging at the time of such conveyance or contract to convey for all such transfers. The payment of such fee will not affect or impair the rights and options granted to Beneficiary herein. In the event ownership of the property herein described (or any part thereof or interest therein) becomes vested in a person other than the Grantor, regardless of how the same may occur and whether with or without the written consent of Beneficiary, the Beneficiary may, without notice to the Grantor, deal with such successor or successors in interest with reference to this Mortgage and to debt hereby secured in the same manner as with the Grantor without limiting or discharging the liability of Grantor under this Mortgage and the indebtedness secured hereby. Sale of the premises by Grantor, forbearance by Beneficiary, extensions of the time of payment of the indebtedness secured hereby or acceleration of the time of payment of the indebtedness secured hereby and the subsequent reinstatement of same, shall not operate to release, discharge, modify, change or affect the original liability of Grantor in whole or in part.

RECORDED JUN 11 1981

at 1:19 P.M.

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