

And the said Mortgagor will pay the indebtedness hereby secured and will pay annually to the proper officers all taxes and assessments which shall be levied or assessed on said real estate or any part thereof, as well as all taxes and assessments which shall be levied or assessed under or by virtue of any law now or hereafter existing in the State of Wisconsin against said Mortgagee, its successors or assigns, upon this mortgage, or the debt hereby secured, or upon the mortgage interest in said mortgaged premises and will procure and deliver to said Mortgagee, its successors and assigns, at its Home Office in Appleton, Wisconsin, on or before the first day of May, in each and every year, original or duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises, or on this mortgage or the debt secured hereby, or on the mortgage interest of the Mortgagee, its successors or assigns, in said premises for the preceding year; and will keep said lands and all improvements now existing or hereafter placed thereon free from all liens superior to the lien of these presents, and will neither commit nor suffer waste of or upon said premises, nor any act impairing the value thereof.

Mortgagor will not, without the written consent of the holder of the note secured hereby, directly or indirectly, create or incur any indebtedness for borrowed money except for the indebtedness secured by this Mortgage.

PROVIDED ALWAYS, and these presents are upon this express condition, that if Mortgagor, its successors or assigns, shall pay or cause to be paid to the said Mortgagee, its successors or assigns, the sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) with interest thereon at the rate of Twelve per cent (12%) per annum, according to the terms of one certain mortgage note of the Mortgagor of even date herewith, made payable to the order of AID ASSOCIATION FOR LUTHERANS, Appleton, Wisconsin as follows:

Two Thousand Nine Hundred Seventy Six and No/100 Dollars (\$2,976.00) on the 22nd day of June, 1981 and Two Thousand Nine Hundred Seventy Six and No/100 Dollars (\$2,976.00) on the 22nd day of each month thereafter until said note is fully paid and with a final payment of principal and interest, if not sooner paid, due on the 22nd day of May, 2001. All such payments on account of the indebtedness evidenced by said note shall be first applied to interest on the unpaid principal balance and the remainder to principal,

and shall otherwise keep and perform the several covenants and conditions herein prescribed by the Mortgagor to be kept and performed, at the times and in the manner herein provided, then and in that event these presents shall be null and void.

If the Mortgagor shall fail or neglect punctually to keep and perform any or either of the covenants and conditions herein prescribed to