

TO HAVE AND TO HOLD an and singular the Property unto Mortgagee and the successors or assigns of Mortgagee hereinafter
MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right
and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as
expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee
and the successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or
any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or
causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted shall cease, determine and be utterly null and void
otherwise said estate shall remain in full force and effect.

IT IS AGREED that Mortgagor shall be entitled to hold and enjoy the Property until a Default as herein defined has occurred.
MORTGAGOR further covenants and agrees with Mortgagee as follows:

1. **Assignment of Rents and Profits.** As further security for all sums secured by this Mortgage, Mortgagor assigns to
Mortgagee all rents and profits arising from the Property; provided, however, that so long as no Default as hereinafter defined has
occurred, Mortgagor shall be entitled to collect and retain all such rents and profits as the sole property of Mortgagor without accounting
to Mortgagee therefor.

2. **Maintenance.** Mortgagor will maintain the Property in good condition and repair and will neither permit nor allow waste
thereof. Mortgagor will promptly repair or restore any portion of the Property which is damaged or destroyed by any cause whatsoever
and will promptly pay when due all costs and expenses of such repair or restoration. Mortgagor will not remove or demolish any
improvement or fixture which is now or hereafter part of the Property and will cut no timber on the Property without the express written
consent of Mortgagee. Mortgagee shall be entitled to specific performance of the provisions of this paragraph.

3. **Insurance.** Mortgagor will keep all improvements and fixtures which are now or hereafter part of the Property insured by
such company or companies as Mortgagee may reasonably approve for the full insurable value thereof against all risks including, if
coverage is available, flood and earthquake. Such insurance will be payable to Mortgagee as the interest of Mortgagee may appear
pursuant to the New York standard form of mortgagee clause or such other form of mortgagee clause as may be required by the
Mortgagee and will not be cancelable by either the insurer or the insured without at least ten (10) days prior written notice to Mortgagee.
Mortgagor hereby assigns to Mortgagee the right to collect and receive any indemnity payment otherwise owed to Mortgagor upon any
policy of insurance insuring any portion of the Property, regardless of whether Mortgagee is named in such policy as a person entitled
to collect upon the same. Any indemnity payment received by Mortgagee from any such policy of insurance may, at the option of
Mortgagee, (i) be applied by Mortgagee to payment of any sum secured by this Mortgage in such order as Mortgagee may determine or
(ii) be applied in a manner determined by Mortgagee to the replacement, repair or restoration of the portion of the Property damaged or
destroyed or (iii) be released to Mortgagor upon such conditions as Mortgagee may determine or (iv) be used for any combination of
the foregoing purposes. No portion of any indemnity payment which is applied to replacement, repair or restoration of any portion of the
Property or which is released to Mortgagor shall be deemed a payment against any sums secured by this Mortgage. Mortgagor will
keep the Property continuously insured as herein required and will deliver to Mortgagee the original of each policy of insurance
required hereby. Mortgagor will pay each premium coming due on any such policy of insurance and will deliver to Mortgagee proof of
such payment at least ten (10) days prior to the date such premium would become overdue or delinquent. Upon the expiration or
termination of any such policy of insurance, Mortgagor will furnish to Mortgagee at least ten (10) days prior to such expiration or
termination the original of a renewal or replacement policy of insurance meeting the requirements hereof. If Mortgagor fails to insure
the Property as herein required, Mortgagee may after giving (10) days written notice to Mortgagor so insure the Property in the name of
Mortgagor or in the name of Mortgagee or both, and the premiums for any such insurance obtained by Mortgagee shall be the
obligation of Mortgagor. Upon foreclosure of this Mortgage, all right, title and interest of Mortgagor in and to any policy of insurance
upon the Property which is in the custody of Mortgagee, including the right to unearned premiums, shall vest in the purchaser of the
Property at foreclosure, and Mortgagor hereby appoints Mortgagee as the attorney in fact of Mortgagor to assign all right, title and
interest of Mortgagor in and to any such policy of insurance to such purchaser. This appointment is coupled with an interest and shall
be irrevocable.

4. **Taxes and Assessments.** Mortgagor will pay all taxes, assessments and other charges which constitute or are secured by
a lien upon the Property which is superior to the lien of this Mortgage and will deliver to Mortgagee proof of payment of the same not
less than ten (10) days prior to the date the same becomes delinquent; provided, however, that Mortgagor shall be entitled by
appropriate proceedings to contest the amount or validity of such tax, assessment or charge so long as the collection of the same by
foreclosure of the lien upon the Property is stayed during the pendency of such proceedings and Mortgagor deposits with the authority
to which such tax, assessment or charge is payable or with Mortgagee appropriate security for payment of the same, together with any
applicable interest and penalties, should the same be determined due and owing.

5. **Expenditures by Mortgagee.** If Mortgagor fails to make payment for restoration or repair of the Property, for insurance
premiums or for taxes, assessments or other charges as required in this Mortgage, Mortgagee may, but shall not be obligated to, pay
for the same, and any such payment by Mortgagee will be secured by this Mortgage and have the same rank and priority as the
principal debt secured hereby and bear interest from the date of payment at the legal rate. Payments made for taxes by Mortgagee
shall be a first lien on the Property to the extent of the taxes so paid with interest from the date of payment, regardless of the rank and
priority of this Mortgage. Mortgagor shall pay to Mortgagee in cash on demand an amount equal to any payment made by Mortgagee
pursuant to this paragraph plus interest thereon as herein provided.

6. **Condemnation.** Mortgagee shall be entitled to be made a party to and to participate in any proceeding, whether formal or
informal, for condemnation or acquisition pursuant to power or eminent domain of any portion of the Property. Mortgagor hereby
assigns to Mortgagee the right to collect and receive any payment or award to which Mortgagor would otherwise be entitled by reason
of condemnation or acquisition pursuant to power of eminent domain of any portion of the Property. Any such payment or award
received by Mortgagee may, at the option of Mortgagee, (i) be applied by Mortgagee to payment of any sums secured by this Mortgage
in such order as Mortgagee may determine or (ii) be applied in a manner determined by Mortgagee to the replacement of the portion of
the Property taken and to the repair or restoration of the remaining portion of the Property or (iii) be released to Mortgagor upon such
conditions as Mortgagee may determine or (iv) be used for any combination of the foregoing purposes. No portion of an indemnity
payment which is applied to replacement, repair or restoration of any portion of the Property or which is released to Mortgagor shall be
deemed a payment against any sums secured by this Mortgage.

7. **Transfer.** At the option of the Mortgagee, the indebtedness secured by this Mortgage shall become due and payable if,
without the written consent of the Mortgagee, the Mortgagor shall convey away the mortgaged premises, or if the title shall become
vested in any other person in any manner whatsoever other than by death of the Mortgagor. It is understood and agreed that in
consideration for the consent of the Mortgagee to any transfer of title to the mortgaged premises, the Mortgagee at its option may
charge a loan transfer fee and/or require changes in the rate of interest, term of loan, monthly payments of principal and interest and
other terms and conditions of this Mortgage and/or the Note secured hereby.

8. **Default.** The occurrence of any of the following events shall be deemed a Default under this Mortgage:
- (a) failure of Mortgagor to pay any installment of principal or interest upon the Note or Notes hereby secured when due;
 - (b) failure of Mortgagor to pay any other sum secured by this Mortgage when due;
 - (c) failure of Mortgagor to observe or perform any covenant or agreement set forth in this Mortgage or in any loan agreement entered into between the Mortgagor and Mortgagee with respect to the indebtedness hereby secured within ten (10) days following the giving of notice by Mortgagee to Mortgagor to observe or perform the same; or
 - (d) adjudication of Mortgagor as bankrupt, written admission by Mortgagor of an inability to pay the debts of Mortgagor as they mature, assignment of the assets of Mortgagor for the benefit of creditors, request or petition by Mortgagor for the appointment of a receiver, trustee or conservator of the assets of Mortgagor or for reorganization or liquidation of Mortgagor, or acquiescence by Mortgagor to any such request or petition made by another person.

9. **Remedies.** Upon the occurrence of a Default as hereinabove defined, Mortgagee may, without notice to Mortgagor, declare
all sums secured by this Mortgage immediately due and payable and may commence proceedings to collect such sums, foreclose this
Mortgage and sell the Property. At the foreclosure Mortgagee shall be entitled to bid and to purchase the Property and shall be entitled
to apply the debt secured hereby, or any portion thereof, in payment for the Property. The remedies provided to Mortgagee in this
paragraph shall be in addition to and not in lieu of any other rights and remedies provided in this Mortgage or by law, all of which rights
and remedies may be exercised by Mortgagee simultaneously or consecutively in any order without being deemed to have waived any
right or remedy previously or not yet exercised.

10. **Appointment of Receiver.** Upon the occurrence of a Default as hereinabove defined Mortgagee shall be entitled to the
appointment of a receiver to enter upon and take and maintain full control of the Property in order to perform all acts necessary and
appropriate for the operation and maintenance thereof including, but not limited to, the execution, cancellation or modification of
leases, the making of repairs to the Property and the execution or termination of contracts providing for the management or
maintenance of the Property, all on such terms as are deemed best to protect the security of this Mortgage. The receiver shall be
entitled to receive a reasonable fee for so managing the Property. All rents collected pursuant to this paragraph shall be applied first to
the costs of taking control of and managing the Property and collecting the rents, including, but not limited to, attorney's fees, receiver's
fees, premiums on receiver's bonds, costs of repairs to the Property, premiums in insurance policies, taxes, assessments and other
charges on the Property, and the costs of discharging any obligation or liability of Mortgagor as lessor or landlord of the Property and

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