

any time in the process of construction on the premises and will pay any debt, claim or other charge for repairs or improvements that may have been made or may hereafter be made on, and which may become a lien against, the premises or any part thereof, and will not permit any lien or encumbrance of any kind which may be or become superior to this Mortgage to accrue or remain on the premises or any part thereof; in the event of default hereunder the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary to complete the construction work and charge the expenses for such repairs or for the completion of construction to the Mortgage debt and/or declare the indebtedness secured hereby due and payable.

7. That the Mortgagor, at the option of Mortgagee, will pay to the Mortgagee all monies received as compensation for the taking of the premises or any part thereof by virtue of the right of eminent domain or in any other manner whatsoever and all monies received as damages for injury sustained by the premises or any part thereof and in any such event, the Mortgagee may, if in its sole discretion it reasonably determines that its security is impaired, elect to declare the whole of the remaining indebtedness, if any, immediately due and payable.

8. That the Mortgagee shall have the right to enter and inspect the mortgaged premises at all reasonable times.

9. The Mortgagor shall not convey fee simple title in the mortgaged premises or portion thereof to another party without the written consent of the Mortgagee, which consent shall not be unreasonably withheld. This provision shall not be construed so as to prohibit junior and subordinate mortgages on the property, provided that all such junior mortgages specifically recognize the superiority of this Mortgage; and, accordingly, acquisition of the premises by foreclosure by such subordinate mortgage or by deed in lieu of foreclosure shall not be a default hereof, provided that the Mortgagor is not otherwise in default hereunder and provided that the Mortgagee is reimbursed for attorneys' fees and

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