

II. THIS CONVEYANCE IS UPON CONDITION, that if the Mortgagor shall pay the Note secured hereby in accordance with its terms, together with interest thereon, and any renewals or extensions thereof in whole or in part, and shall comply with all the covenants, terms and conditions of this Mortgage, then this conveyance shall be null and void and may be cancelled of record at the request and at the cost of the Mortgagor. If, however, there shall be any default in any of the terms, covenants or conditions of the Note, this Mortgage, the First Mortgage or the First Notes secured thereby, or a certain Security Agreement by and between Mortgagor and Mortgagee or in the event of actual or threatened demolition or injury or waste to the premises which may impair the value of the property hereby conveyed, or if a receiver shall be appointed for, or a petition in bankruptcy filed by or against the Mortgagor, then and in any of such events, the entire principal balance due under the Note shall, at the option of the Mortgagee, become at once due and payable, regardless of the maturity date thereof and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

III. The Mortgagor covenants and agrees that it will:

1. pay the indebtedness under the Note or this Mortgage as hereinbefore provided;

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