

TO HAVE AND TO HOLD, all and singular the Property unto the said Mortgagee, its successors and assigns forever.

AND the said Mortgagor does hereby bind itself and the heirs, assigns, successors and personal representatives, as the case may be, to warrant and forever defend all and singular the Property unto the Mortgagee, its successors and assigns, from and against itself, its heirs, assigns, successors, or personal representatives, as the case may be, lawfully claiming or to claim the same, or any part thereof.

AND, IT IS AGREED, that so long as Note A and Note B, or any other sums secured hereby, remain unpaid in whole or in part, the Mortgagor shall keep all buildings and other improvements which are a part of the Property reasonably repaired and continuously insured against loss or damage by fire and tornado or windstorm, and such other insurance protection including water and flood damage insurance, if available, as may from time to time be required by the Mortgagee in amounts not to exceed the full insurable value thereof. All such insurance shall be by an insurance company or companies, and in terms, acceptable to the Mortgagee, with loss, if any, payable to the Mortgagee, as its interest may appear, pursuant to a mortgagee clause attached which shall be satisfactory to the Mortgagee. Forthwith upon the issuance of such policies the Mortgagor shall deliver the same, and all renewals thereof, to the Mortgagee. All such policies of insurance shall contain such appropriate endorsement as Mortgagee may require, naming Mortgagee as loss payee and requiring thirty (30) days written notice to Mortgagee prior to cancellation, lapse of effectiveness or material change in coverage thereof, and such policies or certificates thereof shall be and remain deposited with Mortgagee until such time as Note A and Note B shall have been paid in full in accordance with the terms thereof. The Mortgagor shall deposit with Mort-

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