

property, and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing, and the lien of this mortgage securing such advances and readvances shall be superior to the rights of the holder of any intervening lien or encumbrance:

3. Mortgagor will maintain liability insurance naming Mortgagee as an additional insured and will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire, extended coverage, and other hazards, all policies in amounts not less than the insurable value of the premises, and that all such policies and renewals thereof shall be held by the Mortgagor and have attached thereto loss payable clauses in favor of the Mortgagor, and that Mortgagor will pay all premiums therefor when due; and that he does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises.

Mortgagor shall provide such policies to Mortgagee, along with receipts evidencing payment of premiums on such policies and renewals. Furthermore, Mortgagor shall give notice in writing to Mortgagee of any loss or damage to the mortgaged premises exceeding Twenty-Five Thousand Dollars (\$25,000.00) within ten (10) days of such loss or damage.

Insurance proceeds shall be applied to restoration or repair of the property damaged, provided that such restoration or repair is economically feasible and that the security of this mortgage is not thereby impaired, and to this end Mortgagee does hereby authorize such insurance company concerned to make payment for any such loss directly to the Mortgagor. Upon such receipt of payment Mortgagor shall apply such proceedings to such restoration and repair. If restoration and repair is not economically feasible or the security of the Mortgage would be impaired by restoration or repair, the insurance proceeds shall be applied to the indebtedness secured by this Mortgage, with the excess, if any, paid to Mortgagor, and to this end Mortgagor does hereby authorize such insurance company concerned to make payment for any such loss directly to the Mortgagee, to the extent of the balance owing on the aforesaid Mortgage indebtedness, whether due or not;

4. Mortgagor will keep all improvements now existing or hereafter erected in good repair and will not commit waste or permit impairment or deterioration and will at all times operate the premises as a motel;

5. Mortgagor will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines,