

will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagor's interest in the Property.

NOTWITHSTANDING any of the covenants and conditions contained in this Mortgage and the Notes which this Mortgage secure, it is understood and agreed that Mortgagee and its successors and assigns shall look exclusively to the property encumbered by this Mortgage and any such other security as may be from time to time given for the payment of the obligation arising out of this Mortgage or Notes which this Mortgage secures and that any judgment rendered on this Mortgage and the Notes which this Mortgage secure or such other security shall be limited to the property encumbered by this Mortgage and such other security and that no deficiency or other personal judgment nor any order or decree of specific performance shall be sought or rendered against the Mortgagor hereof or its successors or assigns in any action or proceeding brought on this Mortgage or said Notes or any other security or agreements securing this Mortgage or any in judgment, order or decree rendered pursuant to any such action or proceeding.

UNIFORM COVENANTS. Mortgagor and Mortgagee covenant and agree as follows:

1. Payment of Principal and Interest. Mortgagor shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Notes, and the principal of and interest on any Future Advances secured by this Mortgage. In the event Mortgagor should be ten (10) days late on any installment due, principal or interest, Mortgagee has the right to accelerate under the provisions of paragraph 16 without written notice.

2. Applications of Payments. Unless applicable law provides otherwise, all payments received by Mortgagee under the Notes and paragraph 1 hereof shall be applied by Mortgagee first in payment of interest payable on the Notes, then to the principal of the Notes.

3. Charges; Liens. Mortgagor shall pay all taxes, assessments and other charges, finds and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or grounds rents, if any, by Mortgagor making payment, when due, directly to the payee thereof. Upon request of Mortgagee, Mortgagor shall promptly furnish to Mortgagee all notices of amounts due under this paragraph, and shall promptly furnish to Mortgagee receipts evidencing such payments. Mortgagor shall promptly discharge any lien which has priority over this Mortgage; provided, that Mortgagor shall not be required to discharge any such lien so long as Mortgagor shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Mortgagee, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture or the Property of any part thereof.

4. Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Mortgagee may require and in such amounts and for such periods as Mortgagee may require; provided, that Mortgagee shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Mortgagor subject to approval by Mortgagee; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid by Mortgagor making a payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Mortgagee and shall include a standard mortgage clause in form acceptable to Mortgagee. Mortgagee shall have the right to hold the policies and renewals thereof, and Mortgagor shall promptly