

TERMS:

Payable monthly, beginning one month from the date hereof; and principal installments, each in the amount of Two Hundred Dollars (\$200.00), payable monthly, beginning one month from the date hereof, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof.

The interest rate specified above shall be effective for six months from date hereof; thereafter, semi-annually on March 31 and September 30 of each year, the interest rate shall be increased or decreased to correspond with the New York prime rate (as identified in the American Banker or equivalent publication) plus two percent (2%); Bank shall give Borrower written notice of each change in interest rate within ten days after such change in rate. The interest rate upon default shall be fixed at the rate in effect on the first day of default.

TOGETHER with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, heirs, successors and assigns forever. And the said mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's heirs, successors and assigns, from and against itself, its successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.