which will give any tenant a right to terminate any of said Tenants' leases or to abate the rental due thereunder.

If the Mortgagor shall, in any manner, fail in this agreement, Mortgagee may (but shall not be obligated to) take any action Mortgagee deems necessary or desirable to prevent or cure any default by Mortgagor in the performance of or compliance with any of Mortgagor's covenants or obligations under any of said Tenants' leases. Mortgagee may rely on any notice of default received from any tenant and may act thereon as herein provided even though the existence of such default or the nature thereof may be questioned or denied by Mortgagor or any party acting on behalf of Mortgagor, and such notice of default shall be conclusive evidence that a default exists for the purpose of this paragraph.

Mortgagee shall have the right to enter upon the above described property and any other property owned or controlled by Mortgagor which is affected by any of the terms, conditions, provisions, covenants, and agreements of any of the Tenants' leases to such extent and as often as Mortgagee, in its sole discretion, deems necessary or desirable in order to prevent or cure any such default by Mortgagor. Mortgagee may expend such sums of money as Mortgagee, in its sole discretion deems necessary for any such purpose, and Mortgagor hereby agrees to pay to Mortgagee Immediately upon demand, all sums so expended by Mortgagee, together with interest thereon from the date of each such payment at nine and one-fourth (9.25%) per annum. All sums so expended by Mortgagee, and the interest thereon shall be added to and secured by the lien of this instrument.

That they will promptly and fully keep, perform and comply with all the terms, provisions, covenants, and conditions imposed upon Mortgagor under any assignment of any lease or leases of the premises executed by Mortgagor, as assignor, and given to Mortgagee, as assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall consitute a default under the Mortgage and at the option of the Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this Mortgage shall become due and payable as in the case of other defaults.

WITNESS my hand and seal this 8 day of August, 1977.

In the Presence of:

Claire T. Rice

Natalie Rice

STATE OF FLORIDA)
)
COUNTY OF DUVALL)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as his act and deed deliver the within mortgage of real estate and that (s)he with the other witness subscribed above witnessed the execution thereof.

Claire T. Rice

SWORN to before me this 8th day of August, 1977.

(SEAL)
Notary Public for Florida
My commission expires: April 22, 1980

(CONTINUED ON NEXT PAGE)

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