

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the premises as a result of (a) the exercise of the right of eminent domain, (b) the lateration of the grade of any street, or (s) any other injury to or decrease in the value of the premises, to the extent of all amounts which may be secured by this mortgage at the date of receipt of any such award or payment by the Mortgagee, and of the reasonable counsel fees, costs and disbursements incurred by the Mortgagee in connection with the collection of such award and payment. The Mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by the Mortgagee to confirm such assignment to the Mortgagee of any such award or payment.

TO HAVE AND TO HOLD the above granted and described premises, with the appurtenances, unto the Mortgagee, its successors and assigns, forever.

PROVIDED, ALWAYS, and these presents are upon this express condition, that if the Mortgagor, and the heirs, executors, administrators, successors or assigns of the Mortgagor shall well and truly pay unto the Mortgagee, its successors or assigns, the sum of money mentioned in the promissory note, and shall well and truly abide by and comply with each and every covenant and condition set forth herein or in the promissory note, then these presents and the estate hereby granted shall cease, determine and be void.

And the Mortgagor covenants with the Mortgagee as follows:

1. That the Mortgagor will pay the said sum of money mentioned in the promissory note and the interest thereon, at the time and in the manner mentioned in the aforesaid promissory note.

2. That the Mortgagor will keep all buildings and equipment located on the Mortgaged Premises insured for the protection of the Mortgagee against loss by fire, hazards included within the term "extended coverage" and such other hazards as Mortgagee may require in such manner, in such amounts, and in such companies as the Mortgagee may approve, and keep the policies therefor, properly endorsed, on deposit with the Mortgagee. If renewal policies are not delivered to the Mortgagee thirty (30) days before the expiration of the existing policy or policies, with evidence of premiums paid, the Mortgagee may, but is not obligated to, obtain the

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