

next due. In such event Mortgagor further agrees to cause all bills, statements, or other documents relating to Impositions on the land described in Exhibit "A" hereof to be sent or mailed directly to Mortgagee. upon receipt of such bills, statements, or other documents, and providing Mortgagor has deposited sufficient funds with Mortgagee pursuant to this paragraph 4, Mortgagee shall pay such amounts as may be due thereunder out of the funds so deposited with Mortgagee. If at any time and for any reason the funds deposited with Mortgagee are or will be insufficient to pay such amounts as may then or subsequently be due, Mortgagee shall notify Mortgagor and Mortgagor shall immediately deposit an amount equal to such deficiency with Mortgagee. Notwithstanding the foregoing, nothing contained herein shall cause Mortgagee to be deemed a trustee of said funds or be construed as imposing a specific obligation on Mortgagee to pay said taxes or to impose any liability on Mortgagee for non-payment of the same, provided, Mortgagee shall not use any of such funds for any other purposes. Mortgagee shall not be obliged to pay or allow any interest on any sums held by Mortgagee pending disbursement or application hereunder. Should Mortgagor fail to deposit with Mortgagee (exclusive of that portion of said payments which has been applied by Mortgagee on the principal of or interest on the indebtedness secured hereby) sums sufficient to fully pay such Impositions before delinquency thereof, Mortgagee may, at Mortgagee's election, but without any obligation so to do, advance any amounts required to make up the deficiency, which advances, if any, shall be secured hereby and shall be repayable to Mortgagee as herein elsewhere provided, or at the option of Mortgagee the latter may, without making any advance whatever, apply any sums held by it upon any obligation of the Mortgagor secured hereby. Should any

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