

additional taxes, then Mortgagor agrees that upon ninety (90) days' written notice by Mortgagee to Mortgagor, the entire unpaid balance of the indebtedness secured by this Mortgage, including interest due thereof, shall become immediately due and payable.

(c) To furnish Mortgagee not less than thirty (30) days prior to the date upon which any such Imposition is past due and payable by Mortgagor official receipts of the appropriate taxing authority, or other proof satisfactory to Mortgagee, evidencing the payments thereof on the land described in Exhibit "A" hereof, or notice in writing of Mortgagor's intention to contest or protest any Imposition.

(d) To pay to Mortgagee on the day monthly installments of principal and/or interest are payable under the Note, until the Note is paid in full, an amount equal to one-twelfth of the annual Impositions on the land described in Exhibit "A" hereof from time to time reasonably estimated by Mortgagee to be necessary to pay the Impositions next due. 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