

Agreement shall constitute advances of the principal of the Note, and the parties hereto expressly agree that the Mortgage shall have the full force, effect and benefits of mortgage to secure such advances of money, the lien of which advances shall relate to the date of this Mortgage. It is further agreed that any breach of the Loan Agreement shall, at the option of Mortgagee, constitute a default under the Note and the Mortgage, as a result of which Mortgagee shall have all of the rights and remedies it would have in the event of default in the payment of any principal or interest due hereunder.

THIRD: TAXES, LIENS AND OTHER CHARGES.

(a) In the event of the passage of any state, federal, municipal or other governmental law, order, rule or order imposing a tax on the indebtedness held by Mortgagee, Mortgagor shall immediately make reimbursement to Mortgagee of any such sum assessed, and in the event Mortgagor fails to do so, this loan shall immediately become due and payable at the option of Mortgagee.

FOURTH: INSURANCE. The Mortgagor will keep any buildings, whether now standing on said premises or hereafter erected, continuously insured against loss or damage by fire and against such other hazards, as the Mortgagee, in its sole descretion, shall from time to time require, for the benefit of the Mortgagee; that all such insurance at all times will be in an insurance company or companies and in amounts and terms acceptable to the Mortgagee, with loss, if any, payable to the Mortgagee as

0.55

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