

KSFH&H
JR. MTG. CLAUSES

RIDER TO MORTGAGE DATED _____, 19____

MADE BY _____
AS MORTGAGOR, TO _____

AS MORTGAGEE,

COVERING PREMISES

This rider modifies and supplements the form of mortgage to which it is attached and is a part thereof. If there be any conflict or inconsistency between said mortgage form and this rider, the provisions of this rider shall prevail.

1. If there shall be a default under any prior mortgage and said default shall continue for 10 days or more, or should any suit be commenced to foreclose any prior mortgage, then the whole of the principal sum secured hereby, and the interest, shall become due and payable at the option of the mortgagee.
2. If there shall be a default under this mortgage or under any prior mortgage the mortgagee may cure such default, and the amounts advanced by, and the other costs and expenses of, the mortgagee in curing such default, with interest at the rate of (%) percent per annum from the time of the advances or payments shall be added to the indebtedness secured by this mortgage and may be collected hereunder at any time after the time of such advances or payments.
3. Wherever the mortgagee is in this instrument given the option to accelerate the maturity of the mortgage debt, the mortgagee may, to the extent permitted by law, do so without notice or demand to or upon the mortgagor, except as otherwise specifically provided herein.
4. The cessation of the mortgagor's interest in all or part of the premises by reason of sale or otherwise shall not affect the mortgagor's liability under this mortgage or under any note, bond or other obligation secured by this mortgage.
5. The whole of the principal sum and, if permitted by law, any accrued interest thereon, shall bear interest at the rate of (%) percent per annum from and after maturity, whether or not resulting from acceleration.
6. If the mortgagor shall be dissolved or liquidated, or if any petition shall be filed for any relief under the provisions of the Bankruptcy Act or any state insolvency statute, by or against the mortgagor, or if the mortgagor shall make any general assignment for the benefit of creditors, or if any receiver shall be appointed for any property of the mortgagor, then, in any of such events, the whole of said principal sum and the interest shall become due and payable at the option of the mortgagee.
7. To the extent permitted by law the rights and remedies provided for herein, or which the mortgagee may have