

12. To pay, with the monthly payments of principal and interest a pro rata portion of the taxes and assessments next to become due, as estimated by Mortgagee, so that Mortgagee will have sufficient funds on hand to pay taxes and assessments at least 30 days prior to the delinquency date thereof. Any deficit shall immediately be paid to Mortgagee by Mortgagor. Moneys so held shall not bear interest, and upon default, may be applied by Mortgagor on account of the mortgage indebtedness. It shall be the responsibility of Mortgagor to furnish Mortgagee with bills in sufficient time to pay taxes and assessments before penalty thereon attaches.

13. Mortgagor hereby assigns to Mortgagee any and all awards or damages, actual and consequential, for the taking of any portion or all of the mortgaged premises, by the exercise of the right of eminent domain or condemnation, including, but not limited to, damages or awards for changes to the grades of streets, or acquiring title to streets. The proceeds of such awards or damages, when received by Mortgagee, shall be applied in reduction of the mortgage indebtedness. (Continued on Rider)

THE COVENANTS AND AGREEMENTS contained herein and in said promissory note shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, legal representatives, grantees, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders. This mortgage and the note evidencing the indebtedness secured hereby constitute a Florida contract and shall be construed according to the laws of said State.

IN WITNESS WHEREOF, the said Mortgagor(s) ~~has~~ ^{has} caused this instrument to be executed ~~hand(s) and seal(s)~~ ^{hand(s) and seal(s)} the day and year first above written, by its duly authorized officers. Signed, sealed and delivered in the presence of:

AXALA HEATS OF GREENVILLE, INC.

J. T. Usatine
J. S. Mann

By *[Signature]* (Seal)
President

ATTEST:

[Signature]
ASST. Secretary

(Seal)