

hereof, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of said Note, and all sums of money provided to be paid by the Mortgagor, its successors or assigns, under the covenants of this Mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and effect.

In addition to the unpaid balance of Four Hundred Thousand and no/100 (\$400,000.00) Dollars on the original note above mentioned, the within mortgage shall also secure all further loans, advances or indebtedness owed or to be owed by Mortgagor to Mortgagee. The making of such further or future advances, loans, indebtedness, and re-advances shall be optional with the Mortgagee. Such advances or loans, indebtedness or re-advances may be made under the provisions hereof to the present or to any future owner of the mortgaged premises. All such advances, loans, indebtedness or re-advances which may be made under the provisions hereof or of any note which this mortgage secures by the Mortgagee to the present or to any future owner of the mortgaged premises shall be fully secured hereby as though the same had been a part of the original indebtedness hereon and fully subject to all of the covenants, terms and conditions herein contained and recoverable as such.

IN WITNESS WHEREOF, Cunningham & Summers Associates by its duly authorized partners, has executed these presents this 2nd day of June, 1976.

In the Presence of:

Maureen Mulleghan
Sharon L. Rutan

CUNNINGHAM & SUMMERS ASSOCIATES

BY Charles E. Cunningham, Jr. (SEAL)
Charles E. Cunningham, Jr.

Its Partner

AND: Roy T. Summers (SEAL)
Roy T. Summers

Its Partner

General Partners

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