

AND IT IS AGREED, by and between the parties hereto, that the said Mortgagor, its/his heirs, executors, administrators, successors or assigns shall keep the buildings or improvements erected, or to be erected on said premises, insured against loss and damage by fire or other casualty, with loss made payable to the said Mortgagee, for an amount not less than \$90,000.00 as to Parcel I, \$480,000.00 as to Parcel II, and \$150,000.00 as to Parcel III, in such company as shall be approved by the said Mortgagee, its successors or assigns, and shall deliver and assign the policy or policies to the said Mortgagee, and in default thereof, the said Mortgagee, its successors or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, same to become a part of the debt and bond with interest thereon from the date of such payment by the Mortgagee at the rate of seventeen and one-half percent (17.5%) per annum. AND IT IS FURTHER AGREED, in the event of other insurance and contribution between the insurers or any payment as a result of any condemnation proceedings, that said Mortgagee, its successors or assigns, shall be entitled to receive from such condemning authority or from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage including but not limited to, accrued and unpaid interest and the balance of principal even though the period for the payment thereof may not have yet expired.

AND IT IS HEREBY AGREED, by and between the said parties, that if the said Mortgagor, its/his heirs, executors, administrators, successors or assigns shall fail to pay all and any taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors or as-

AND IT IS AGREED, by and between the parties hereto, that the said Mortgagor, its/his heirs, executors, administrators, successors or assigns shall keep the buildings or improvements erected, or to be erected on said premises, insured against loss and damage by fire or other casualty, with loss made payable to the said Mortgagee, for an amount not less than \$90,000.00 as to Parcel I, \$480,000.00 as to Parcel II, and \$150,000.00 as to Parcel III, in such company as shall be approved by the said Mortgagee, its successors or assigns, and shall deliver and assign the policy or policies to the said Mortgagee, and in default thereof, the said Mortgagee, its successors or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, same to become a part of the debt and bond with interest thereon from the date of such payment by the Mortgagee at the rate of seventeen and one-half percent (17.5%) per annum. AND IT IS FURTHER AGREED, in the event of other insurance and contribution between the insurers or any payment as a result of any condemnation proceedings, that said Mortgagee, its successors or assigns, shall be entitled to receive from such condemning authority or from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage including but not limited to, accrued and unpaid interest and the balance of principal even though the period for the payment thereof may not have yet expired.