

5. If there is a default in any of the terms, conditions or covenants of this mortgage, or of any prior mortgage, or of said Overdraft Line of Credit Agreement, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt(s) secured hereby or any part thereof be placed in the hand of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt(s) secured hereby, and may be recovered and collected hereunder;
6. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the Agreement. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the debt(s) secured hereby, then this mortgage shall become utterly null and void, otherwise to remain in full force and effect;
7. As long as the value of the mortgaged premises exceeds \$3,600,000.00 (as determined pursuant to the terms of the Agreement), Mortgagor shall have the right to the release of any of the mortgaged premises which are subsequently sold from this Mortgage without the reduction of the Advances, Provided; that if the value of the mortgaged premises is reduced below \$3,600,000.00, Mortgagor shall provide additional collateral for the Advances in a manner reasonably satisfactory to Lender.
8. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS My hand and seal, this 12 day of November, 1984.

Signed, Sealed and Delivered
in the Presence of:

Ann K. Collins
Doris C. Gaston

U. S. Shelter Corporation

By: W. Lindberg
Title: Vice President & Treasurer
Attest: Marion H. George
Title: Ass. Secretary

(Corporate Seal)

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