

Bargain and Sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

1. AND IT IS COVENANTED, By and between the said parties, that the said mortgagor shall and will insure the house and buildings on said land in such Insurance Company or Companies as may be approved by the said General Mortgage Co., its Successors or Assigns, in the sum of not less than One Million, Fifty Thousand, and No/100 (\$1,050,000.00) Dollars and will keep the same insured from loss or damage by fire and extended coverage and will assign the Policy or Policies of Insurance to the said General Mortgage Co., its Successors and Assigns; and that in case the mortgagor shall at any time neglect or fail so to do, then the said General Mortgage Co., its Successors or Assigns, may cause the same to be insured in its name, and reimburse itself for the premium and expenses of such insurance, with interest thereon at the rate of six per centum per annum; and that the same shall stand secured by this Mortgage.

2. AND IT IS FURTHER COVENANTED, That any and all fire and extended coverage insurance in the possession of the mortgagee may be changed to other companies, rearranged as to coverage, terms or amount and within the limits prescribed by the mortgage be increased or decreased by the mortgagee at any time. For that purpose the mortgagee is authorized to surrender existing policies for cancellation and take out any insurance at any time desired, provided, that the necessary premium adjustments in all cases shall be charged against or credited to the mortgage as the case may be. Ten days' prior notice of any proposed changes shall be mailed to the party of the first part at his last known address so as to give such party of the first part opportunity to take out such insurance as he may desire to protect his equity in the mortgaged property.

In the event of failure or refusal of the party of the first part to agree with the insurance companies involved as to the amount and terms of any loss within sixty days of the happening of such loss, then the mortgagee may negotiate with and settle said loss with such fire companies, and neither the mortgagee nor the insurance companies involved shall, upon such settlement being made, be liable in any manner to the party of the first part.

Any tax, assessments, or premium of insurance, not paid when due by the party of the first part, may be paid by the mortgagee or assigns, and any sum so paid shall be added to the amount of said principal debt as part thereof, shall draw interest from the time of said payments at the rate of six per centum per annum, and shall, with interest, be covered by the security of this mortgage.

The mortgagee shall have the right to apply any funds received from losses on account of the indebtedness or other items herein secured, or at its option may allow the same to be used in restoring the mortgaged premises provided the mortgagee, if restoration of the premises is agreed to, may retain said funds without interest until said premises be so restored in a satisfactory manner.

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G. B. Peck