

the Mortgagee with respect thereto, divided by the number of months to elapse before one month prior to the date when such taxes, assessments and insurance premiums will become delinquent, such sums to be held by the Mortgagee, without interest, to pay such items. If at any time the estimated sum is insufficient to pay an item when due, the Mortgagor shall forthwith upon demand pay the deficiency to the Mortgagee. The arrangement provided for in this paragraph is solely for the added protection of the Mortgagee and entails no responsibility on the Mortgagee's part beyond the allowing of due credit, without interest, for sums actually received by it. Upon the occurrence of a default under this Mortgage, the Mortgagee may apply all or any part of the accumulated funds then held, upon any obligation secured hereby. The enforceability of the covenants relating to taxes, assessments and insurance premiums otherwise provided in this Mortgage shall not be affected, except insofar as the obligations thereunder have been actually met by compliance with this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate, any or all provisions hereof requiring deposits for taxes, assessments and insurance premiums by notice to Mortgagor in writing. While any such waiver is in effect Mortgagor shall pay taxes, assessments and insurance premiums as herein elsewhere provided.

13. Mortgagee, at its option, may hereafter upon request of Mortgagor, at any time before full payment of this Mortgage, make further advances to Mortgagor, to be evidenced by a Note or Notes of Mortgagor and the same with interest shall be on a parity with and not subordinate to the indebtedness evidenced by the Note and shall be secured hereby in accordance with all covenants and agreements herein contained; provided that the amount of principal secured hereby and remaining unpaid, shall not, including the amount of any such advance, exceed the original principal sum secured hereby; and provided that if Mortgagee shall make further advances as aforesaid, Mortgagor shall repay all such advances in accordance with the Note or Notes evidencing the same, which Mortgagor shall execute and deliver to Mortgagee and which shall be payable on or before the maturity of this Mortgage and shall include such other terms as Mortgagee shall require.

14. Any awards of damage resulting from condemnation proceedings or the taking or injury of the premises for public use (all such awards, to the total amount of the indebtedness secured by this Mortgage, are hereby transferred and assigned to Mortgagee) shall be paid to Mortgagee and the proceeds or any part thereof may be applied by the Mortgagee, at its option, after the payment of all of its expenses, including costs and attorneys' fees, to the reduction of the indebtedness hereby secured and Mortgagee is hereby authorized, on behalf and in the name of Mortgagor, to execute and deliver valid acquittances and to appeal from any such award.

15. In the event of any default in performance of any of Mortgagor's covenants or agreements herein contained, Mortgagee may, but need not, make any payment or perform any act hereinabove required of Mortgagor, in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or any other lien, encumbrance, suit, title or