

ways: (1) apply the same or any part thereof upon the indebtedness secured hereby, whether such indebtedness be then matured or unmatured, (2) used the same or any part thereof to fulfill any of the covenants contained herein as the Mortgagee may determine, (3) use the same or any part thereof to replace or restore the property to a condition satisfactory to the Mortgagee, or (4) release the same to the Mortgagor; and the Mortgagor hereby covenants and agrees to and with the Mortgagee, upon request by the Mortgagee, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning all such awards to the Mortgagee free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

8. Mortgagor agrees to pay to Mortgagee a sufficient amount each month to maintain a reserve fund to pay taxes, assessments, liens and charges on or against the property. In the event of any default under the terms of this Mortgage, any part of all of said reserve fund may be applied to any part of the indebtedness hereby secured and in refunding any part of said reserve fund the Mortgagee may deal with whatsoever is represented to be owner of said property at that time.

9. That if any action or proceedings be commenced, excepting an action to foreclose this Mortgage or to collect the debt hereby secured, to which action or proceeding the Mortgagee is made a party by reason of the execution of this Mortgage or the Note which it secures, in which it becomes necessary to defend or uphold the lien of this Mortgage, all sums paid by the Mortgagee for the expenses of any litigation to prosecute or defend the right and lien created hereby, shall be paid by the Mortgagor together with interest thereon from date of payment at the rate of ten per cent (10%) any such sum and the interest thereon shall be immediately due and payable, and be secured hereby, having the benefit of the lien hereby created, as a part thereof, and of its priority.

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