

TO HAVE AND TO HOLD unto the said Mortgagee, with covenants, conditions and warranties therein expressed...

MORTGAGOR covenants that Mortgagee shall have and enjoy the Property, together with the right and advantage...

PROVIDED ALWAYS nevertheless, and it is the true intent and meaning of Mortgage and Mortgage that Mortgagee pays or causes to be paid to Mortgagee the debt secured hereby...

IT IS AGREED that Mortgagee shall be entitled to hold and enjoy the Property until a default as hereinafter defined has occurred...

MORTGAGOR further covenants and agrees with Mortgagee as follows:

1. Assignment of Rents and Profits. As further security, for all sums secured by this Mortgage, Mortgagee assigns to Mortgagee all rents and profits arising from the Property...

2. Maintenance. Mortgagee will maintain the Property in good repair and repair and will, without permission in law waste thereof, Mortgagee will promptly repair or restore any part of the Property...

3. Insurance. Mortgagee will keep all improvements and fixtures which are now or hereafter part of the Property insured by such company or companies as Mortgagee may reasonably approve...

4. Taxes and Assessments. Mortgagee will pay all taxes, assessments and other charges which constitute or are required by law upon the Property...

5. Expenditures by Mortgagee. Mortgagee shall be bound to pay the principal and interest on the Property for insurance premiums and for taxes, assessments and other charges...

6. Condemnation. Mortgagee shall be bound to pay the principal and interest on the Property, whether the same be a result of condemnation or otherwise...

7. Transfer. At the expiration of the Mortgage, the principal and interest thereon shall be due and payable without the written consent of the Mortgagee...

- 8. Default. The occurrence of any of the following events shall constitute a default under this Mortgage: (a) failure of Mortgagee to pay any installment of principal or interest...

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