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have the right to advance the funds necessary to cure such default and all funds so advanced by Mortgagors together with interest thereon at the rate of (9 1/2%) percent per annum shall be credited against the next installment of principal and interest due under the Note secured by this Mortgage.

Mortgagors and Mortgagee agree to promptly send to the other copies of any notices received by them from the holder of the first mortgage. In addition, Mortgagee agrees to send to Mortgagors at the time Mortgagee makes each payment to the holder of the first mortgage, an advice that each such payment has been made (a copy of Mortgagee's transmittal letter, if any, will suffice).

That the Mortgagors shall furnish to the Mortgagee promptly copies of all notices of default which the holder of the first mortgage shall give to Mortgagors.

The Mortgagors shall have the right to prepay the whole or any part of the unpaid balance of the indebtedness hereunder at any time on thirty (30) days' notice without penalty. Any partial prepayment shall be applied against the unpaid principal installments of the note secured hereby in inverse order of maturity. In the event Mortgagors wishes to prepay the whole of the unpaid principal balance of the indebtedness hereunder, the amount to be paid by Mortgagors shall be that amount determined by deducting from the original principal indebtedness of the Mortgagors herein the aggregate of the following:

(i) The aggregate of all payments credited on account of principal because of payments made by Mortgagors hereunder in amortization of said original principal indebtedness to the date of such prepayment and

(ii) The aggregate amount, if any, by which said original principal indebtedness hereunder has been reduced by Mortgagee's applying insurance proceeds and/or condemnation award proceeds in reduction of said principal indebtedness; and

(iii) That amount computed by deducting from the present total of the unpaid principal balance under the first mortgage the aggregate sum of all payments credited on accounts of principal due under said

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