

shall be added to the principal of this Mortgage, shall bear interest at the rate specified in the Note from the date of the advance, shall be due and payable to the Mortgagee upon demand, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

16. Mortgagor will not commit, permit, or suffer waste, impairment, or deterioration of the Mortgaged Property or any part thereof, and in the event of the failure of the Mortgagor to keep the buildings on the premises or other improvements thereon, in good repair, the Mortgagee may make such repair as in its discretion it may deem necessary for the proper preservation thereof, and any sums paid for such repair shall bear interest from the date of payment at the rate specified in the Note, shall be due and payable on demand and shall be fully secured by this Mortgage.

17. In the event of default in making any payment provided for herein or in the Note or in the event of a breach of any other stipulation, agreement, condition or covenant by the Mortgagor, then in any such event the whole principal sum of the Note shall, at the option of the Mortgagee, become immediately due, and the same, with interest thereon and with all other costs and charges, shall thereupon be collectible by foreclosure of this Mortgage, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.

18. The rights and remedies provided for herein shall be held to be in addition to and not in limitation of those provided by law.

19. It is agreed that the Mortgagor shall hold and enjoy the Mortgaged Property above conveyed until there is a default under this Mortgage or in the Note. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of this Mortgage, and of the Note, then this Mortgage shall be utterly null and