

shall fail to pay such late charge upon demand by the Mortgagees, the indebtedness secured hereby shall immediately become due and payable at the option of the Mortgagees.

(h) Notwithstanding any of the provisions of said Mortgages, assignments, or other loan documents, a detailed statement, in writing, of the rents and profits and operating expenses and the name of the tenants in possession, with the expiration dates of their leases and rental agreements, and the rents reserved thereunder shall be furnished to the Mortgagees within thirty days after a written request therefor has been made, at any time and for any period specified in such request, provided, however, that the Mortgagors shall not be required to furnish more than four such statements in any calendar year.

(i) Mortgagors agree that Mortgagors shall not sell, assign or transfer their interest in the subject property and that the property shall not be encumbered by any secondary financing without the prior written approval of Mortgagees.

(j) All appraisements and homestead laws are hereby expressly waived.

17. The Mortgagors agree that:

- (a) Signed income and expense statements together with monthly itemized rent rolls shall be furnished to the Mortgagors monthly.
- (b) Annual operating statements shall be furnished to the Mortgagors annually.
- (c) The Mortgagees shall have the right, but not the duty, to inspect the Premises at any time and from time to time.

Upon full payment of the debt hereby secured and the full performance of all the covenants and agreements herein contained at the time and in the manner herein specified, then this Mortgage and the assignments herein contained shall be void and of no further force and effect and shall be released by the Mortgagees in the manner provided by law but at the expense of the Mortgagors; otherwise, to be and remain in full force and effect.

This Mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is a purchase money Mortgage.

IN WITNESS WHEREOF, this Mortgage has been duly executed by the Mortgagors the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of:

<u>Duzanne C. Edwards</u>	<u>John Donnahoo, Jr.</u> John Donnahoo, Jr.
<u>Harry J. Edwards</u>	
<u>Duzanne C. Edwards</u>	<u>Valerie J. Donnahoo</u> Valerie J. Donnahoo
<u>Harry Edwards</u>	

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