

Providing always, and these presents are upon the express condition that if the Mortgagor shall well and truly pay to the Mortgagee the said total sum of One Hundred Fifty Seven Thousand Five Hundred and no/100 Dollars (\$157,500.00) with interest thereon according to the tenor and effect of that certain purchase money Promissory Note (herein called "Promissory Note") bearing even date herewith executed by said Mortgagor, and payable as follows:

The Promissory Note shall be for a term of five (5) years with monthly installments calculated on a ten (10) year full amortization schedule. Unpaid principal shall bear interest at the rate of twelve and one-half (12-1/2%) percent per annum. All unpaid principal and accrued interest shall be fully due and payable sixty (60) months from the date hereof.

Said Promissory Note being payable to the Mortgagee at 6606 LBJ Freeway, Dallas, Texas 75240; and if the Mortgagor shall perform all the covenants and agreements herein contained, then these presents shall be void; otherwise they shall remain in full force and effect.

Subject in all instances to the following terms and conditions, Mortgagee does hereby agree that upon default in the punctual payment of the Promissory Note, Mortgagee shall, after ten (10) days having expired from giving notice to Mortgagor and upon Mortgagor's failing to make good of such default by repayment, then the entire debt amount shall become due at the option of said Mortgagee.

Upon default in the payment of the principal or interest on said Promissory Note, or upon default in the performance of any of the covenants and agreements herein or therein contained, or upon the occurrence of any event which with notice or the passage of time or both would constitute a default, under said Lease Agreement shall constitute a default under this Mortgage and shall entitle Mortgagee to any and all remedies available under the Promissory Note secured hereby or under this Mortgage for a default in the amounts due under said Promissory Note.