

9. This Mortgage secures the payment of (1) Note given of even date herewith in the amount of \$30,000.00.

9. Upon default hereunder, Mortgagee shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession, protect and operate the Mortgaged Property and collect the rents, profits and income therefrom.

11. Mortgagor will keep the improvements now existing or hereafter erected on the Mortgaged property insured against loss by fire or such other hazards and casualties, and in such amounts, as may be required from time to time by the Mortgagee, but in no event shall the amount of such coverage be less than the mortgage debt. Such insurance shall be in companies acceptable to Mortgagee, and a copy of such policies and renewals thereof shall be delivered to the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. Mortgagor will pay all premiums therefor when due, and subject to the rights of the holder of the prior Mortgage, it does hereby assign to the Mortgagee the proceeds of any policy insuring the Mortgaged Property and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not, and at Mortgagee's option such proceeds may be applied to the debt or released for repairing or rebuilding of the Mortgaged Property.

12. In the event of any condemnation for public use of, or injury to any of the Mortgaged property, all awards therefor allocable to Mortgagor after satisfying the requirements of the Prior Mortgage shall at Mortgagor's option, be applied to repair or replacement of the Mortgaged property or as a prepayment of the indebtedness secured hereby. No settlement for the damages sustained shall be made by Mortgagor without Mortgagee's prior written approval, which shall not be unreasonably withheld. Receipt by Mortgagee of any proceeds less than the full amount of the then outstanding debt shall not alter or modify Mortgagor's obligation to continue to pay the installments of principal, interest and other charges specified in the Note herein.

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