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TO HAVE AND TO HOLD the above-granted premises, unto the said Grantee, its successors and assigns forever and Grantee covenants with Grantee that at and until the execution, delivery and recording hereof Grantee is well select of the premises as a good and indefeasible estate in fee simple and has good right to convey and sell the same in manner and form above written, and that the same are free from all encumbrances whatsoever, except building and use restrictions. none and that Grantor will warrant and defend said premises, with the above mentioned appurtenances, to the said Grantee, its successors and assigns, forever, against all lawful claim or claims and demands whatsoever, except those hereinabove not forth. The conditions of this deed are such that whereas the Grantor has executed and delivered to said Grantoe a promissory note of even date herewith and thereby promised to pay to said Grantoe or order, at any of its offices one Million Three Hundred Seventy-Two Thousand Five Hundred (s. 1, 372, 500.00) in installments at the times, and with interest at the rate therein specified, the final installment thereof being payable on November 1, 1987 with option in the Grantes under certain events therein specified to declare the entire unpaid balance due and payable forthwith: AND WHEREAS, the Grantor further covenants and agrees that: O COMUNICALIE COM LE CAST DE CHINARIA MONTONIA COM LA COMUNICACIÓN DE CASTA 2. Grantor will keep all improvements now existing or hereafter erected on the above described premises insured in companies approved by Grantee against loss by fire and such other hazards, casualties and contingencies and in such amounts as Grantee may require from time to time and will pay promptly when due any premiums on such linearance. All policies of insurance shall be delivered to and held by Grantee and have attached thereto loss-payable clauses in favor of and in form acceptable to Grantee. Not less than forty-eight (48) hours before the expiration of any such policies, Grantor will deliver to Grantee new or renewal policies in like amounts covering the same risks. Should any loss occur to the insured property, Grantor will give immediate written notice to Grantee and will not adjust nor settle such loss without the written consent of Grantee, which may make proof of loss if not made promptly by Grantor. The insurance proceeds or any part thereof may be applied by Grantee at its option either to reduction of the indubtedness hereby secured or to restoration or repair of the property damaged. In event of foreclosure of this mortgage deed, all right, title and interest of Grantor in and to any insurance policies then in force shall pass to the purchaser at foreclosure sale and Grantee is hereby appointed attorney in fact for Grantor for the purpose of assigning and transferring such policies. 3. Grantor will not commit nor permit waste, will keep the mortgaged premises in good order and condition and will permit Grantee and its agents and representatives to inspect any part or portion of the mortgaged premises, including the interiors of any buildings and improvements located thereon, TO THE PROPERTY OF THE CONTROL OF THE PROPERTY 5. Grantor will pay all taxes, assessments, water rates, and other governmental or municipal charges; fines, or impositions, levied upon said premises for which provision has not been made herein, and, upon request. Grantor will promptly deliver the official receipts therefor to Grantee. 6. Grantee, its successors or assigns, shall have the right to pay any insurance promiums, taxes, assessments, water rents, and other governmental or municipal charges, fines or impositions, which Granter has agreed to pay under paragraphs 2,2% and 5 above, and to make any other payments herein provided to be made by Granter and any amounts agreed to pay under paragraphs 2,2% and 5 above, and to make any other payments herein provided to be made by Granter with any amounts paid by Grantee for protection of the mortgaged premises shall here be added to the principal debt named herein and bear interest at the same rate as said principal debt from the date of such payment and be secured by this mortgage deed all as provided for in Section 5301.283 of the Revised Code of Ohio. Grantee shall have a lien on said premises by virtue of this Mortgage to secure payment of each and every other liability, whether now or hereafter existing, of Grantor to Grantee, and whether created directly between Grantor and Grantee, or sequired by Grantee from some third person or persons guarantty 7. Grantor will pay the cost of a title described satisfactory to Grantee showing title to the above-described premises to be as herein warranted; that in the eyent of any subsequent change in the title, Grantor will pay the costs of an extension or addendum to said document showing such title change and will also pay the cost of changing the insurance and other records in connection with this loan; and that there shall be no change in the ownership of the premises hereby mortgaged without the written consent of Grantee. 8. Grantor will execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, from time to time, at the request of Grantee, all such further deeds, conveyances, mortgages, assignments of leases now existing or hereafter entered into and covering a portion of the mortgaged property, transfers, and other instruments as Grantee shall require for the better assuring, conveying, transferring, mortgaging, assigning and confirming unto Grantee all and DAY Granton with solvent to the property of payment of the obligations of Granton herein described, Granton hereby sells, assigns, transfers and sets over to Granton all the rents, issues, income and proceeds of whateover description or character presently or hereafter derived or arising from the premises described herein, and hereby authorises and described, herein to pay to the order of Granton paysable to Granton provements now or hereafter derived or arising from the premises described herein, and hereby authorises and direct call tenants and lessees who shall at any time occupy space in the improvements now or hereafter located on the premises described herein to pay to the order of Granton all rents paysable to Granton upon written request therefor by Granton and grants to Granton all Grantons right to collect and receive the same and to institute and maintain any author proposed of this assignment is as further security for said note. Grantons receipt for rental so paid shall be a good quittance to the tenants and lessees of any claim by Granton for such rents so faid. By accepting this mortgage deed, Granton segrees that it will not exercise its rights pursuant to this assignment unless and until Granton is in default in the conditions hereof. singular the mortgaged premises. ADOLUDO CON CONTRACTOR SANDERS CONTRACTOR DO CONTRACTOR DE \$\text{\$\frac{1}{2}\text{\$\frac{1}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}\text{\$\frac{1}\text{\$\fin}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\frac{1}{2}\text{\$\ 18. In the event any part of the premises herein described is condemned of taken by any governmental authority or entity any award made therein shall be paid to Grantes and Grantes shall have the right and option of applying such award or any part of it to any obligation secured hereby and of releasing any balance not so applied to the person of part one to whom such award was made

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