[illegible]

1. That the mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, to the Mortgagor, or any successor in title to the mortgaged premises, to be used for the purpose of paying taxes, insurance premiums, repairs or other charges against said premises, or any part thereof, which may be required to be paid by the Mortgagee under any covenant or agreement contained herein, or which may be deemed necessary by the Mortgagee to be expended for the protection of said premises, or any part thereof, or for any other purpose deemed by the Mortgagee to be for the benefit of the Mortgagor or owner of said premises, or any part thereof, provided, however, that the total indebtedness secured hereby shall not exceed the original amount of the note secured hereby plus any such sums so advanced hereafter, plus interest thereon, and that such future advances, if any, and all indebtedness evidenced by any note or notes evidencing such future advances, shall be secured by this mortgage when evidenced by a note or notes stating that said note or notes is secured by this mortgage. It is understood and agreed that the total indebtedness secured hereby may from time to time be in an amount in excess of the original amount of the note secured hereby, but not in excess of the amount stated in the first paragraph of this mortgage, plus any such sums so advanced hereafter, plus interest thereon, and that such future advances, if any, and all indebtedness evidenced by any note or notes evidencing such future advances, shall be secured by this mortgage when evidenced by a note or notes stating that said note or notes is secured by this mortgage. It is understood and agreed that the execution of the Mortgagee's note on the Mortgagee's [illegible] shall be deemed [illegible] execution of the indebtedness secured by the Mortgage [illegible]

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, and that it will keep all policies of insurance covering said premises assigned to the Mortgagee as further security for the payment of the indebtedness secured hereby, and that it will deliver to the Mortgagee such policies of insurance or renewals thereof as the Mortgagee may require, and that it will pay promptly when due any premiums on such insurance. In the event of any loss or damage to said premises, the Mortgagee is authorized to collect and receive the proceeds of any such insurance and may at its option either (1) cancel the indebtedness secured hereby in such proportion as the damage to said premises bears to the total indebtedness secured hereby, or (2) allow the Mortgagor to use such proceeds to repair said premises to the satisfaction of the Mortgagee. In the event the Mortgagee exercises its option to cancel a portion of the indebtedness secured by the Mortgage, the Mortgagee may at its option apply the proceeds of insurance against any portion of the indebtedness secured hereby, whether then due and payable or not.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and will not permit or commit any waste thereof, and that it will comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting said premises, and will promptly repair, restore or rebuild any building or improvements now or hereafter on the premises which may become damaged or destroyed, and will pay, when due, all claims for labor performed and materials furnished therefor, and will not allow any lien for a mechanic's or materialman's lien to attach to said premises, and that it will not do or suffer to be done any thing which will increase the risk of fire or other casualty to the premises, or any part thereof, and that it will not do or suffer to be done any thing which will impair the security of this mortgage, and that it will not do or suffer to be done any thing which may be prohibited by any statute, law, ordinance, regulation, covenant, condition or restriction affecting said premises, or any part thereof, and that it will keep and maintain all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting said premises, or any part thereof, in full force and effect.

4. That it will pay, when due, all taxes, public assessments and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinabove, and in default thereof the Mortgagee may pay the same, and any amount so paid by the Mortgagee shall bear interest at the same rate as the mortgage debt and shall be payable by the Mortgagor on demand, or may be added to the mortgage debt and be recovered as a part thereof in any action for the foreclosure of this mortgage.

5. That it will keep the mortgaged premises free from all liens and encumbrances, and will execute such further assurances, at its own cost and expense, as may be required from time to time by the Mortgagee for the better assuring and confirming unto the Mortgagee the property and rights hereby conveyed or intended to be conveyed, or which may be required by the Mortgagee for the carrying into effect the purpose of this mortgage, or for the better assuring and confirming unto the Mortgagee the property and rights hereby conveyed or intended to be conveyed, or which may be required by the Mortgagee for the carrying into effect the purpose of this mortgage, or for the better assuring and confirming unto the Mortgagee all sums secured hereby or intended to be secured hereby, whether now or hereafter owing or to become due or to be disbursed by the Mortgagee under the terms hereof, or of the note or notes evidencing the indebtedness secured hereby, or of any other agreement or instrument relating to the indebtedness secured hereby, and for the better assuring and confirming unto the Mortgagee the rents, issues and profits of the premises hereby conveyed, and for the better assuring and confirming unto the Mortgagee the security interest created by this mortgage in the fixtures, chattels and articles of personal property hereby conveyed or intended to be conveyed, and for the better preserving and keeping the priority of the lien hereof and of the security interest created hereby, and for the better enforcing the rights of the Mortgagee in and to the premises described herein, or any part thereof, and in and to the rents, issues and profits of the premises hereby conveyed or assigned or intended to be conveyed or assigned, and for the better enforcing the rights of the Mortgagee in and to the fixtures, chattels and articles of personal property described herein or in any of the aforesaid documents