The Mortgagor further covenants [illegible]

(1) That this mortgage shall secure the Mortgagee for such further loans, advances, readvances, or credits as the Mortgagee may make to the Mortgagor or any other person or persons if the Mortgagee shall elect to do so and to the extent that the same are secured by mortgage or deed of trust on real estate, and all such further loans, advances, readvances, or credits, plus interest thereon, shall be secured hereby to the same extent as if the amount of all such loans, advances, readvances, or credits were expressly secured by this mortgage at the time of the execution of this mortgage. It is contemplated that the Mortgagor may make from time to time additional loans or advances to the Mortgagee to be secured hereby. The total indebtedness that may be secured hereby may fluctuate from time to time but shall not exceed the principal amount of [illegible] plus interest thereon, attorneys' fees, court costs, and other legal expenses incurred by the Mortgagee in collecting or securing the indebtedness hereby secured, and any disbursements made for the payment of taxes, insurance premiums, public assessments, repairs or other prior liens or charges with interest thereon, shall also be secured hereby. The Mortgagee shall be under no obligation to make any further loans, advances, readvances, or credits to the Mortgagor or any other person or persons if the Mortgagor is in default under this mortgage or any other mortgage or deed of trust on real estate held by the Mortgagee to secure the Mortgagee for any