

3. Mortgagor will, at Mortgagor's expense, keep the improvements on said property insured against fire (with extended coverage) in amounts satisfactory to Mortgagee and against such other hazards, casualties and contingencies (including, but not limited to, rent insurance and war risk insurance if available) in such amounts as Mortgagee may from time to time require, all such insurance to be with an insurance company or companies satisfactory to Mortgagee and payable in such manner as shall be required by Mortgagee, which shall hold the policies of insurance; and in the event any claim shall become payable under any of said policies, the same shall be paid to the extent of the indebtedness then remaining unpaid, whether then due or not, to Mortgagee, and, at Mortgagee's option, may be applied to the indebtedness or released for repairing or rebuilding said improvements. Mortgagor will obtain from the insurance companies such assurances as may be required by Mortgagee that the policies will not be cancelled without notice to Mortgagee. In the event of foreclosure hereunder, Mortgagee may surrender all such insurance and receive all refunds with respect thereto to the extent of Mortgagor's unpaid obligations hereunder or under said note.

4. Mortgagor will pay, when due, all taxes and assessments, both general and special, now or hereafter assessed against said land and premises; all premiums on insurance of any type which Mortgagor may be required to carry under the terms of this mortgage; all charges against the property which might become a lien thereon prior to the lien of this mortgage; and all other sums which are required to be paid by Mortgagor under the terms of this mortgage or of said note. In default of any such payment, the Mortgagee is permitted, but shall not be required, to make payment thereof or may lend money to Mortgagor for their payment and all sums so advanced for such purposes, with interest thereon at twelve and five tenths percent (12.5%) per annum from the date of each advance, shall forthwith attach as a lien hereunder and shall be added to the amount secured hereby. Mortgagor shall repay all such