

from the date of payment at the same rate as specified in that Promissory Note, shall also be secured by this Mortgage;

(3) following the written request of Mortgagee, Mortgagor shall keep all buildings now or hereafter on that land insured against damage by fire and lightning in the sum secured by this Mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to Mortgagee. If Mortgagor will not do so, Mortgagee may do so without the option to foreclose, and the cost thereof with interest thereon from the date of payment at the same rate as specified in that Promissory Note, shall also be secured by this Mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this Mortgage, or may permit Mortgagor to use it for other purposes, without impairing the lien of this Mortgage;

(4) to commit, permit or suffer no waste, impairment or deterioration of the mortgaged property;

(5) to pay all expenses reasonably incurred by Mortgagee because of failure of Mortgagor to comply with the agreements in that Promissory Note or this Mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in that Promissory Note, shall also be secured by this Mortgage;

(6) if any payment provided for in that Promissory Note is not paid within thirty (30) days after it becomes due, or if any agreement in this Mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that Promissory Note shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this Mortgage in the manner provided by law, and have the mortgaged

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