

note or notes secured hereby, as his interest may appear, and deposit said policies with the said holder or to the holder or holders of the Permitted Liens (as hereinafter defined) as further security for said debt, no responsibility for the approval or maintenance of insurance being imposed upon the holder; will protect the improvements on said property by proper repairs, and maintain them in good repair and condition; will pay such expenses and fees as may be necessary in the protection of the property and the maintenance and execution of this trust; will not do anything or suffer or permit anything to be done whereby the lien of this mortgage might or could be impaired.

If there be any change in the title, legal or equitable, of the real estate described in this mortgage subsequent to its execution which is made without the express written consent of the holder of the indebtedness secured hereby, other than a change occasioned by either the laws of inheritance applicable to the estate of the Mortgagor or any of them or the testamentary devise of the Mortgagor or any of them, all of the indebtedness hereby secured shall, at the option of the owner of the indebtedness and without notice, become immediately due and payable.

The owner of any part of the indebtedness aforesaid may, at his discretion, advance and pay such sums as may be proper to satisfy taxes, maintain insurance and repairs, and protect and preserve the property, and such amounts so paid shall be immediately due and payable, and shall be secured by the lien of this mortgage.

If the Mortgagor shall pay said indebtedness when due, and shall pay such sums as shall be necessary to discharge taxes and maintain insurance and repairs and costs, fees and expenses of making, enforcing and executing this mortgage, when they shall severally be due and payable, then this conveyance shall become null and void.

That (a) in the event of any breach of this mortgage or any other instrument securing the note described above or default on the part of the Mortgagor, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage, are not duly, promptly and fully performed; then in either or any event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all other moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without demand, suit at law or in equity, may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee may foreclose this mortgage, as to the amount so declared due and payable, and the said premises and properties shall be sold to satisfy and pay the same together with costs, expenses and allowance. In cases of partial foreclosure of this mortgage, the mortgaged premises and properties shall be sold subject to the continuing lien of this mortgage for the amount of the debt not then due and unpaid. In such case the provisions of this paragraph may again be availed of thereafter from time to time by the Mortgagee.

The owner of any part of the indebtedness hereby secured may become the purchaser at any sale under this conveyance.