

And it is agreed by and between the said parties:

0. The Mortgagee, its successors or assigns may collect a "late charge" not to exceed Six Cents (\$0.06) for each Dollar (\$1.00) of each payment more than fifteen (15) days in arrears. The late charge will be charged to cover the extra expense in handling delinquent payments and not as interest.

1. The Mortgagors will pay said indebtedness, note or obligation as herein set out and as in said note or obligation provided and agreed that all overdue interest and past due principal shall draw interest at the highest legal rate allowable by law.

2. Before they become delinquent, the Mortgagors will pay all taxes, assessments and charges of every character which are now due or which may hereafter become liens on said premises, including all taxes assessed in the State in which the mortgaged premises are situated against the Mortgagee or its assigns on this instrument or the sum hereby secured or evidenced by said note, provided the amount of such latter taxes with the interest on the sum hereby secured does not exceed the maximum permitted by law, but if it does, the excess is to be paid by the mortgagee, and mortgagors will immediately deliver to the mortgagee, its successors or assigns, at its office, receipts of the proper officers therefor, and if not paid the mortgagee may pay such taxes, assessments and charges (of which payment, amount and validity thereof the receipt of the proper officer shall be conclusive evidence) and any amount so paid shall be due and payable immediately or on demand at the option of the mortgagee with interest at the rate set out above and shall be secured by this instrument.

The mortgagors also agree to pay all premiums of insurance coming due and payable to renew the insurance on the premises