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TOGETHER with all and singular the rights, members, heirs, assigns, and successors to the same, in any way, manner or opportunity, including all heirs, assigns and successors, hereinafter referred to as the mortgagor, shall be bound to will, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, his heirs, assigns and successors forever.

The Mortgagee represents and warrants that said Mortgagee is a duly licensed and authorized lender and that the above described premises are free and clear of all liens or other encumbrances, and that the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That the Mortgagor will promptly pay the principal and interest on the mortgage secured hereby as promissory note at the times and in the manner therein provided.

2. That this mortgage will secure the Mortgagee for any additional sums which may be added or be payable at the option of the Mortgagee for the payment of taxes or public assessments, hazard insurance premiums, or any other expenses or charges incurred by the mortgagor, and also for any liens or obligations that may be incurred by the mortgagor, and the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

3. That Mortgagee will keep the improvements on the mortgaged premises, whether now existing or hereafter to be made, insured against loss by fire, windstorm and other hazards for a sum not less than the balance of the indebtedness secured hereby, and the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

4. That the Mortgagee will keep all improvements upon the mortgaged premises in good repair, and should Mortgagee fail to do so, the Mortgagee may, at its option, repair and improve such premises, and the cost of such repairs and improvements shall be a charge against the mortgage debt and collect the same under this mortgage, with interest as hereinbefore provided.

5. That the Mortgagee may at any time require the insurance and fire protection insurance upon the life of any person obligated under the mortgage secured hereby as a condition precedent to pay the mortgage debt, with the Mortgagee as beneficiary, and if the premiums are not otherwise paid, the Mortgagee may pay such premiums and the amount so paid shall be a part of the mortgage debt.

6. That Mortgagee agrees to pay all taxes and other public assessments levied against the mortgaged premises on or before the due dates thereof and to collect the same from the mortgagor, and should the Mortgagee fail to pay such taxes and assessments when the same shall fall due, the Mortgagee may, at its option, pay the same and charge the amounts so paid to the mortgage debt, and collect the same under this mortgage, with interest as hereinbefore provided.

7. That if this mortgage secures a first mortgage loan, the Mortgagee agrees that the principal amount of the indebtedness hereby secured shall be a part of the Mortgagee's payments as provided in the promissory note, and in accordance with the terms and conditions of a Construction Loan Agreement which is separately executed but is deemed a part of this mortgage, and incorporated herein by reference.

8. That the Mortgagee will not incur any liability for the payment of taxes, and should the mortgage secured hereby be a part of the indebtedness hereby secured, the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

9. That should the Mortgagee file with the mortgage premises by Contract of Sale, Bond for Title or Deed of Conveyance, and the within mortgage indebtedness is not paid and all the Mortgagee or his assignee shall be required to file with the Association an application for an assignment of the mortgage debt, the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

10. That should the Mortgagee fail to make payments of principal and interest as due on the promissory note and the same shall be unpaid for a period of thirty (30) days or more, then the Mortgagee shall be bound to pay, execute, perform and pay, and any other equipment or obligation, now or hereafter existing, shall be deemed to be the debts and obligations of the parties hereto that all such debts and obligations, now or hereafter existing, shall be paid by the mortgagor.

11. That should the Mortgagee fail to make payments of principal and interest as due on the promissory note, and should any monthly installment become past due for a period in excess of 15 days, the Mortgagee may collect a "late charge" not to exceed an amount equal to five (5%) per centum of any such past due installment in order to cover the extra expense incident to the handling of such delinquent payments.

12. That the Mortgagee hereby assigns to the Mortgagee, its successors and assigns, all the rents, issues, and profits accruing from the mortgaged premises, retaining the right to collect the same so long as the debt hereby secured is not in arrears of payment, but should any part of the principal indebtedness, or interest, taxes, or fire insurance premiums be past due and unpaid, the Mortgagee may without notice or further process, take over the mortgaged premises, and collect such rents and profits, and apply the same to the satisfaction of the debt hereby secured, without liability to account for anything more than the rents and profits actually collected, less the cost of collection, and any amount so collected upon request by Mortgagee to make all rental payments direct to the Mortgagee, without liability to the Mortgagee, and should the Mortgagee fail to do so, the Mortgagee may, at its option, apply to the Judge of the County Court or to any Judge of the Court of Common Pleas who shall be considered as providing in the county address for the appointment of a receiver with authority to take possession of said premises and collect such rents and profits, applying such rents and profits to the mortgage debt without liability to account for anything more than the rents and profits actually collected.

13. That the Mortgagee, at its option, may require the Mortgagee to pay to the Mortgagee, on the first day of each month until the note secured hereby is fully paid, the following sums in addition to the payments of principal and interest provided in said note: a sum equal to the premium that will next become due and payable on policies of mortgage guaranty insurance, if applicable, fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged premises, all as estimated by the Mortgagee, less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will be due and payable, such sums to be paid by Mortgagee to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments actually made by the Mortgagee for taxes, assessments or insurance premiums, the excess may be credited by the Mortgagee on subsequent payments to be made by the Mortgagee, if, however, such sums shall be insufficient to make such payments when the same shall become due and payable, the Mortgagee shall pay to the Mortgagee any amounts necessary to make up the deficiency. The Mortgagee further agrees that at the end of ten years from the date hereof, Mortgagee may, at its option, apply for renewal of mortgage guaranty or similar insurance, if applicable, covering the balance then remaining due on the mortgage debt, and the Mortgagee may, at its option, pay the single premium required for the remaining years of the term of the Mortgagee may pay such premium and add the same to the mortgage debt in which event the Mortgagee shall repay to Mortgagee such premium payment, with interest, at the rate specified in said promissory note, in equal monthly installments over the remaining payment period.

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