

Mortgagee a renewal thereof, together with a receipt for the premium; and in the event any money becomes payable under such policy, the Mortgagee shall have the option to receive and apply the same on the note or to permit the Mortgagor to receive and use it; and in the event Mortgagor shall fail to keep the premises insured or fail to comply with this paragraph, Mortgagee may place insurance on the premises without waiving or affecting any right under this mortgage, and the full amount of any such payment shall be immediately due and payable, with interest as set out in the note.

4. To permit, commit or suffer no waste, impairment or deterioration of the mortgaged property or any part thereof.

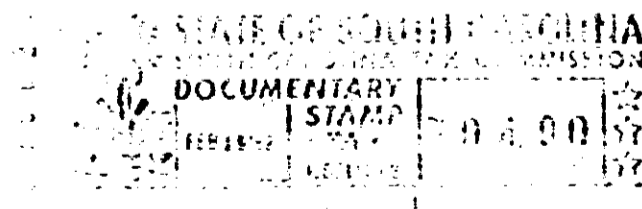
5. To pay all costs and expenses including reasonable attorney's fees and cost of title search, incurred at any time by Mortgagee in the event of failure of the Mortgagor to fully perform each covenant and condition of the note and this mortgage; and such costs and expenses shall be immediately due and payable, and shall be secured by the lien of this mortgage.

6. That (a) in the event of any breach of this mortgage or default continuing for 15 days after written notice from the Mortgagee, or (b) if any of the sums of money referred to herein or in the note not be paid within 15 days after due, without demand of notice, then the aggregate sum mentioned in the note then remaining unpaid, with accrued interest, and all moneys secured by this mortgage, shall become immediately due and payable, at the option of the Mortgagee, without further notice or demand.

7. If, during any suit to foreclose this mortgage, or to enforce payment of any sums hereunder or under the note, the Mortgagee shall apply for the appointment of a Receiver, such court shall forthwith appoint such Receiver of the mortgaged property and the rent, income, profits and revenues and such Receiver shall have all the powers entrusted by a Court to a Receiver; and such appointment shall be made as an admitted equity and a matter of absolute right to the Mortgagee, without reference to the adequacy of the value of the property or the solvency of the Mortgagor; and such rents, income, profits and revenues shall be applied according to the lien of the mortgage and the practice of the Court.

8. To duly, promptly and fully perform each agreement, condition and covenant in the promissory note and this mortgage.

If the mortgaged property, or any part thereof, is taken by eminent domain or condemnation, the Mortgagee shall have the right to receive any moneys paid by the condemning authority and the property or part taken, up to the principal balance and accrued interest owing to Mortgagee, plus attorney's fees if any are paid by the condemning authority.



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