





Paragraph (11)

Mortgagors shall have the right to prepay the indebtedness secured hereby at any time without penalty.

Paragraph (12)

In order to provide for the payment of the taxes levied and assessed against the property herein described, including both general taxes and assessments, and in order to provide for the payment of the annual hazard insurance premiums, the undersigned promises and agrees to establish a tax and insurance reserve account to be retained from the loan proceeds in such amount as deemed sufficient by Concordia Mutual Life Association (hereinafter called "Association") and to pay monthly into said reserve account, an amount equivalent to one-twelfth of the annual taxes and one-twelfth of the annual hazard insurance premiums as estimated by the Association, so as to provide sufficient funds for the payment of the current year's tax obligation, one month prior to the date when said taxes will become delinquent and for the payment of the current year's hazard insurance obligation, one month prior to the date when said insurance premiums will become due and payable. If the amount so estimated and paid shall prove to be insufficient to pay said taxes, insurance, assessments and other charges, the undersigned promises to pay the difference to the Association upon demand. It is agreed that all such payments shall be carried by the Association without earnings accruing thereto and shall be applied from time to time by the Association to pay such items. Said sums so held are hereby pledged to further secure the indebtedness and any authorized representative of the Association is hereby authorized to apply said sum in part payment of the indebtedness. We agree that the Association shall not be required to carry said funds separately from its general funds and further that said Association shall not be required to inquire into the validity or accuracy of any item before making payment of the same and the Association shall not incur any liability for anything it may do or omit to do hereunder.

Paragraph (13)

In the event that the mortgagor, or in the event the mortgagor is a land trust and the beneficiary thereof, shall otherwise suffer or permit his or its legal or beneficial interest in the mortgaged premises to become vested in any person, firm or corporation which was not at the date of execution hereof so vested with a legal or beneficial interest in the mortgaged property, then, and in any such event, unless the same shall be done with the prior written consent of the mortgagee, the happening thereof shall constitute a default hereunder, and thereupon the mortgagee shall be authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien, to declare without notice all sums secured hereby immediately due and payable.

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