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ADDITIONAL CONVENANTS. CONDITIONS AND PROVISIONS REFERRED TO ON THE NEVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; [2] keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when five any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagec or to holder of the contract; (4) complete within a reasonable time any buildings or buildings now or all any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by two or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges taxes and other charges, and other charges taxes are charges, and other charges taxes are charges and other charges are charges and other charges are charges and other charges are charges ar
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing sit repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgage, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein. Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required "of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on priod encumbrances, if any, and purchase, slacharge, congruence or settle any tax leavor other prior lien or till e or claim thereof, or redeem from any tax sale or forfeiture, affect og yald premises are contest any tax or assessment. All moneys paid for any of these purposes herein authorized and any tax expenses paid or incurred in connection therewith, including attorneys (see, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and pay, of "ithout notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right securing to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the hot were the contract hereby secured making any payment hereby authorized relating to taxes and assessments may do so according to any bill, attitioned or a make procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any the assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall pay each kem of no objectness herein mentioned, when due according to the terms hereof. At the option of the funder of the contract, and without notice to the Mortgage S.a. all unpaid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contract, become due and problem immediately in the case of default in making payment of any instalment on the contract, or its when default shall occur and continue for the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the shall be allowed and included as additional indebtedness in the degree for able all expenditures and expenses which may be paid or included by or on behalf of Mortgagee or holder of the contract for attorneys fees, appraisar a fees outlays for documentary and expert evidence, atenographer to mage, publication contrained onats which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of (it). It is exerches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holde of the contract may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such, of cree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be orange or much additional indebtedness occured hereby and immediately due and gaystic, when said or incurred by Mortgagee or holder of the contract in connection with (a) any proceeding, including probate and buildruping proceedings, to which either of them shall be a party, either as plaintiff, fair and or defendant, by reason of this Mortgage or any indebtedness hereby accured; or the preparations for the defense of any threatened suit or pooles; high which might affect the premises or the neturity hereof whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed vind applied in the following order of priority: First, on account of all costs and expenses inclident to the foreclosure proceedings, including all such iteras vive mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness addition if vicin text evidenced by the contract third, all other indebtedness, if any, remaining under the terms fourth, any overplus to Mortgagors, their hair legal representatives or assigns as their rights mily appear.
- 8. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestaid or not and the Mortgagor hereunder may be appointed as such receiver. Such receiver shall have power to solve the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full substitutely period of redesaption, whether there is redesaption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the succession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness accured hereby, or by any decree foreclosing this. Sortgagor any tax, special assessment or other hen which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.

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11. Mortgagee or the holder of the contract shall have t for that purpose.	he right to inspect the pr	remises at all read	onable times and acc	cess the reto shall be permitte
12. If Mortgagors shall sell, sasign or transfer any right lojder of the contract secured hereby, holder shall have the passediately due and psyable, anything in said contrac	SE STRIPL OF CONDUCT PORTION	マア バカ のんこうちょくきい バ	REPUBLICATION OF THE PROPERTY	out the written consent of the secured by this mortgage to b
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This instrument Was Prepared By

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