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

- 1. Morigagors shall(1) promptly repair, restore or rebuild any buildings or improvements now or hercalter on the premises which may become damaged or be destroyed: (2) keep said premises in good condition and repair, without waste, and free from merhantics or other itens or claims for iten not expressly subordinated to the iten hereof. (3) pay when due any indebtedness which may be secured by a iten or charge on the premises superior to the iten hereof and upon request exhibit satisfactory evidence of the discharge of such prior iten to Morigager or or holder of the contract; (4) complete within a reasonable time any buildings now or at 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 siterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer scrytce charges, and other charges against the premises when due, and shall upon written request, furnished Mortgagors of to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the mariner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 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 sufficiently in pay the cost of replacing or repairing the same or to pay in full the indebtedness occured hereby, all in companies satisfactors to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mining gage clause to be attached to each policies payable, 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 prior encumbrances, if any, a dispersion of contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred inconnection therewith, including autorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the morting ego premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable vithout notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right according to them on account of any default hereunder on the part of the Mortgagors.
- 5. The Mongagee or the holder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or active are produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax as essment, sale, forfeiture, tax iten or title or claim thereof.
- 6. Mortgagors shall pay each item of in isofedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unputd indebtedness secure of the Mortgagors shall, not withintanding anything in the contract of this Mortgagor to the contract, become due and rays blefal immediately in the cast of the cast of a making payment of any instalment on the contract, or the mortgagors have one contract of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be sme like whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys, lees, appraiser's fees, outlays for documentary and expert evidence, stenographe, sich arges, publication coats and costs which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of this. (the searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage or holder of the rentract may deem to be reasonably necessary either to proceedless the suit of the evidence to bidders at any sale which may be had pursuant to such a line of 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 become some or much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgage or holder of the contract in connection with (a) any proceeding, including probate and bankrupicy proceedings to which either of them shall be a party, either as plaintiff, claim and or defendant, by reason of this Mortgage or any indebtedness hereby, secured, or(b) preparations for the commencement of any suit for the foreign energy and insert the premises or the security hereof whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed at d a phied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings including all such items as are mentioned in the preceding paragraph hereof, second, all other items which under the terms hereof constitute secured indebtedness additions to hat evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract fourth, any overplus to Mortgagors, their help a legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in white suct 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 railvency 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 homestead or not sand the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power in outlet the rents, issues and profits of said premises shall have power in outlet the rents, issues and profits of said premises are defining the pendency of such foreclosure suit and, in case of a said and a defining of united the little said uniting any further times when Mortgagora, except for the intervention of so the 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 procedure, possession, 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 indepted and deficiency. In case of a sale and deficiency.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which would not he good and available to the party interposing same in an action at law upon the contract hereby secured.
- . I. Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT FOR VALUATE CONSIDERATION Montgages hereby setts, assigns and transfers the within mortgage to Date Mortgages FOR MARK RETURN TO: UNION MORTGAGE CO INC. P. O. BOX 515929 DALLAS, THANS 5251-5939 RETURN TO: PARTITIONS PROPERTY TO: PROPERTY THAN TO: DESCRIPTIONS DALLAS, THANS 5251-5939 This instrument was Preputed by PROPERTY TO: PROPERTY TO: PROPERTY THAN TO: DESCRIPTIONS DESCRIPTIONS OR