

(h) The Mortgagor will provide and continuously maintain such insurance (in companies approved by, and in form satisfactory to, the Mortgagee) against all risks to the property and business of the Mortgagor as the Mortgagee may require (expressly including but not limited to adequate fire insurance upon all the improvements now located or hereafter placed on the mortgaged property, such fire insurance to be allocated to and between all the property covered in such manner as the Mortgagee may require, and such fire insurance to be at least equal to the unpaid balance hereby secured); and the Mortgagor will pay the premiums (including renewals) on such insurance, and will cause all policies of fire insurance pertaining to the collateral for the loan, and all other policies when so required, to be delivered to the Mortgagee, all such policies to be payable to the Mortgagee as its interest may appear.

(i) Without the prior written consent of the Mortgagee, the Mortgagor (1) shall not and will not sell or otherwise dispose of any of the above-mentioned chattels, or (2) remove any of such personal property from the county in which such property is now located.

Should the Mortgagor fail (a) to pay any taxes, assessments, or other governmental charges or levies, as hereinabove defined; or (b) to provide the insurance above called for, or pay the premiums thereon; or (c) to discharge any liens or encumbrances in the manner above stated; or (d) to perform any one or more of the covenants and/or agreements herein contained which may require the payment of money; or (e) to make arrangements for the care, preservation, protection or maintenance of the mortgaged property, then the Mortgagee may, without waiving any right or remedy herein given for any such breach, at its sole option provide any such insurance and pay any such premiums, liens, taxes, expenses, or other items for the account and benefit of the Mortgagor, and all such expenditures shall be immediately repaid by the Mortgagor, will be secured hereby, and will draw interest at eight per cent (8%) per annum from the date or dates of advancement.

NOW, THEREFORE, if the Mortgagor pay all sums of money hereby secured as and when due, and fully perform each and all of the covenants and agreements set forth in this indenture, in said Note, or if any one or more of the other written instruments hereinabove mentioned and made a part hereof (it being expressly declared that time of payment or performance, wherever mentioned, is strictly of the essence hereof) then this conveyance will become void, but otherwise it will remain in full force and effect as a mortgage to secure the payment, as and when due, of all sums herein agreed to be paid by the Mortgagor, and to secure the performance of the covenants and agreements herein contained or made a part hereof.

But if default be made in the payment of any sum hereby secured, as and when called for in said Note, in this indenture, or in any of such other written instruments; or in the event of a breach by the Mortgagor of any covenant or condition expressed in this mortgage, in said Note, or in such other written instruments; or if the business of the mortgagor be not continued as a going concern; or in the event any of the property hereby mortgaged be seized or levied upon under any mesne, ancillary, or final process had against the Mortgagor; or if the Mortgagor without the prior written consent of the Mortgagee merge or consolidate the above-described business with that of any third person, firm, or corporation; or if any proceeding to declare the Mortgagor bankrupt, or for the reorganization of the Mortgagor's business, or for any arrangement with the Mortgagor's creditors (secured or unsecured) be begun by or against the Mortgagor pursuant to the National Bankruptcy Act (including any and all of the chapters and provisions thereof); or if any voluntary or involuntary proceedings for the appointment of a receiver affecting the business, property or assets of the Mortgagor be begun in any court; or if any assignment for the benefit of Mortgagor's creditors be made or attempted; or if the business or property of the Mortgagor, or any thereof, be surrendered to or come under the control of creditors or any committee or representative of creditors; or if the Mortgagor at any time become insolvent (as that term is understood under either State law or the National Bankruptcy Act); or if the Mortgagee at any time or for any reason deems itself or its security unsafe; then and in either of such events all of the indebtedness hereby secured shall at the