

all as in said note more particularly provided, and any and all renewals or extensions thereof or substitutions therefor.

(3) The performance and discharge of each agreement of the Mortgagors herein contained and the repayment of any sums expended or advanced by the Mortgagee pursuant to the terms hereof, together with interest thereon as hereinafter provided.

Accordingly, if the Mortgagors, their respective successors, personal representatives or assigns, shall pay or cause to be paid unto the Mortgagee, its successors or assigns, the principal of all indebtedness and all interest due thereon secured hereby, at the times and in the manner expressed in the note or notes or other instruments evidencing such indebtedness and herein, and shall keep, perform and observe all and singular the covenants, promises and conditions in said note or notes or other evidences of indebtedness, in said loan agreement or in any agreement amendatory or supplemental thereof or in substitution thereof and in this indenture expressed, to be met, kept, performed and/or observed by the Mortgagors, then this indenture and the estate and rights of the Mortgagee herein granted and created shall be void, and a discharge thereof shall be given by the Mortgagee, but at the expense of the Mortgagors; otherwise, this indenture shall remain in full force and effect.

The Mortgagors hereby covenant and agree to and with the Mortgagee as follows:

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That they are the owners in fee simple of the above-described mortgaged property and have good right and full power and authority to convey and mortgage the same. That said property and the whole thereof is free and clear of all liens and encumbrances whatsoever except: