

entitled (but shall not be bound) to exercise in respect of the property hereby mortgaged any power of effecting insurances against loss or damage by fire conferred upon her by statute PROVIDED ALWAYS that if during the continuance of this security the Borrower shall receive any moneys by virtue of any policy of insurance against loss or damage by fire affected or maintained by the Borrower independently of or otherwise than in pursuance of this covenant such moneys shall if the Lender so requires either be applied in making good the loss or damage or be paid to the Lender in or towards the discharge of the moneys for the time being hereby secured

(b) The Borrower will not without the previous consent in writing of the Lender grant or agree to grant (whether in exercise of any common law or statutory power or otherwise) any lease or tenancy of the property comprised in this security or any part thereof or accept a surrender of any lease or tenancy

(c) Not without the previous written consent of the Lender to make any alteration addition or modification in or to the property hereby charged or any part thereof

5. Section 93 of the Law of Property Act 1925 (restricting the Lenders right of consolidation) shall not apply to this security

6. If the Borrower shall pay to the Lender the said principal sum of One thousand five hundred pounds with interest thereon at the rate aforesaid from the date hereof by instalments at the times and in manner hereinafter mentioned that is to say the said principal sum of One thousand five hundred pounds by equal yearly payments of Three hundred pounds each on the First day of January in every year the first payment to be made on the First day of January One thousand nine hundred and seventy-one and the interest on the principal money for the time being unpaid by quarterly payments on the First day of April the First day of July the First day of October and the First day of January in each year the first payment to be made on the First day of April one thousand nine hundred and seventy or shall make each such payment of principal and interest within fourteen days after the day appointed for payment thereof respectively And if and so long as the Borrower shall perform all his covenants and obligations under this Deed other than his covenant for the payment of principal money and interest then the Lender shall accept payment of the said principal money and interest by the instalments at the times and in manner aforesaid and will not enforce the security thereby constituted

7. The Borrower hereby attorns and becomes tenant at will to the Lender of such part of the property hereby mortgaged as now is or shall at any time during the continuance of this security (but within twenty-one years from the date of this deed) come into the possession of the Borrower at a peppercorn rent during the continuance of this security but nothing in this clause contained shall prevent the Lender from at any time entering on and taking possession of the said property and so determining the tenancy hereby created and neither the tenancy hereby created nor the receipt of the said rent shall render the Lender liable as a mortgagee in possession

8. In this deed where the context so admits the expression "the Borrower" and "the Lender" shall include the persons deriving title under the Borrower and the Lender