

any of its rights under the provisions of this mortgage, all of which said costs and expenses are hereby made a part of the debt herein secured; (b) will execute and cause to be executed, such further assurances of title to the said real estate, and take and cause to be taken, such steps including legal proceedings, as may at any time appear to the mortgagee to be desirable to perfect its title to the said real estate free from any defect, cloud or encumbrance; (c) will pay all taxes and charges assessed on said real estate before the same shall become delinquent, and immediately thereafter exhibit to the mortgagee official receipts showing the payment of same; (d) will, at his own expense, during the continuance of this debt, keep the buildings on said real estate constantly insured against loss by fire, in some responsible stock fire insurance company or companies satisfactory to the mortgagee, for an amount not less than Thirty-five Hundred Dollars (\$3500.00), with the loss, if any, payable under New York Standard Mortgage Clause with contribution clause sticked or a substantially similar clause, to the mortgagee, as its interest may appear, and will pay the premium or premiums on the policy or policies in advance and deliver the policy or policies as additional security, and where renewal policies are necessary in the performance of this covenant will deliver them to the mortgagee at least ten days before the expiration of the existing insurance, (and the avails of said insurance if any loss occur, shall, at the option of the mortgagee, be applied to the payment of the debt hereby secured, or applied to the restoration of said improvements); (e) will not permit or commit any waste of said real estate, nor alter, tear down or remove any buildings or other improvements on said real estate and especially will not cut or permit any cutting of timber except for the necessary and ordinary requirements of said real estate and will keep all the said buildings and other improvements in as good condition of repair as they now are, and should there be impairment or deterioration in their value in the opinion of the mortgagee, will immediately, upon demand, make such repairs as to the mortgagee may seem necessary and reasonable. And if the mortgagor shall fail to pay the said taxes and charges, or to execute said assurances of title or take such steps as may seem desirable to the mortgagee to perfect its title to said real estate, free from any defect, cloud or encumbrance, or to keep the buildings on said real estate constantly insured as is herein before stipulated or shall permit or commit said waste, or alter, tear down, or remove any of said buildings or other improvements or cut or permit the said cutting of timber beyond the necessary and ordinary requirements of said real estate or fail to keep said buildings in as good condition of repair

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