And it is hereby covenanted and agreed between the parties hereto, as follows, to-wit:-

First: That the mortgagor (A) will pay the debt or sum of money, and interest thereon, as and when the same shall be due and payable, according to the true intent and meaning of the said notes, or any renewals thereof, or of any portion thereof, and especially will pay on demand all costs and expenses of whatever nature which the mortgagee shall incur or be put to, including, and in addition to, Attorney's fees, as provided in the said notes, for collecting the said debt or sum of money and interest thereon, by demand of Attorney or by legal proceedings, or for protecting or enforcing through especially employed Attorneys and Agents, and by legal proceedings or otherwise, 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 receipt 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 Forty Thousand ($40,000.00) Dollars, with the loss, if any, payable under New York Standard Mortgagee Clause, with contribution clause stricken, 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

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