

as aforesaid, and that it has good right and lawful authority to convey the same in manner and form hereby conveyed.

And the mortgagor further covenants with the mortgagee as follows:

That the mortgagor will pay the indebtedness as hereinbefore provided.

That if default shall be made in the payment of any part thereof the said mortgagee shall have power to sell the premises therein described according to law.

That the mortgagor will pay the rents, taxes, water rates and other charges provided to be paid by the said Indenture of Lease, and the mortgagor will on demand at any time produce receipts evidencing payment of the rents, ^{taxes} water rates and other charges provided for in said lease, and the mortgagor shall upon ten days' notice comply with any other covenant or condition in said Lease contained, and upon the failure of the mortgagor so to do, the mortgagee may declare the unpaid principal of this mortgage due and payable and may pay the same, and comply with the covenants or conditions, and add the amount or amounts so paid, or the cost of complying with such covenants or conditions, to the principal of this mortgage, and said amount or amounts and the unpaid principal of the mortgage shall forthwith be due and payable to the mortgagee at its option.

That the mortgagor will keep the rents and profits issuing from said buildings and premises insured against loss by fire for the benefit of the mortgagee, and in case the lease shall provide for a cancellation of the same by reason of fire, then and in that event the mortgagor shall keep the said premises insured against such cancellation for the benefit of the mortgagee.

That on demand the mortgagor shall furnish to the mortgagee in writing the names and addresses of each of the tenants occupying the mortgaged premises, the amounts of rentals paid by each of them and the terms of such tenancies, upon its failure to do so or upon giving false information the mortgagee may declare the unpaid amount due and payable at its option.

That any notice or demand or request may be made in writing and may be served in person or by mail.

That in case of a sale, said premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.

That the holder of this mortgage, in any action to foreclose it, shall be entitled, without notice and without regard to the adequacy of any security for the debt, to the appointment of a receiver of the rents, issues and profits of the said premises; and in the event of any default in paying said principal or interest, or in case of default in