

instruments may not be then due and payable; and the said mortgagor for the said mortgagor, and the legal representatives, heirs, successors, and assigns of the mortgagor, hereby covenants and agrees to and with the said mortgagee, and the legal representatives, heirs, successors and assigns of the mortgagee upon request by the holder of this mortgage to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award and awards to the holder of this mortgage, free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

AND IT IS AGREED, by and between the parties hereto that the said mortgagor, his heirs, executors or administrators shall provide insurance for the benefit of the mortgagee under a form of insurance policy approved by the mortgagee which shall include fire and extended coverage insurance for the full replacement value, less normal depreciation, of any and all buildings located on said premises, and all fixtures belonging to and constituting a permanent part of said building or buildings; the original policies of insurance shall be delivered to mortgagee and shall include a standard mortgagee clause, and in default thereof the said mortgagee its successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment, and it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor, their heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.