

(2) The repayment to the Mortgagee by the Mortgagor of any and all sums of money paid by it (a) for taxes, assessments, levies and liabilities, and (b) for the premiums paid by it on fire, lightning and extended coverage insurance policies, by reason of the failure of the Mortgagor to abide by the covenants hereof.

(3) The repayment to the Mortgagee by the Mortgagor of any payment or payments made by the Mortgagee upon the promissory note given by the Mortgagor to the said Bank, in lieu of purchasing the note of the Mortgagor from said Bank.

(4) The repayment to the Mortgagee of all principal and interest due on the promissory note executed by the Mortgagor to the said Bank, in the event the Mortgagee shall purchase the same.

NOW, THEREFORE, if the said Mortgagor shall well and truly repay to the Mortgagee any and all advances made by the Mortgagee to the Mortgagor under the terms and conditions of this mortgage deed; repay to the Mortgagee any and all sums of money paid by the Mortgagee to Mellon National Bank and Trust Company, in lieu of purchasing the promissory note of the Mortgagor referred to herein; repay to the Mortgagee all principal and interest due on the promissory note executed by the Mortgagor to Mellon National Bank and Trust Company in the event the Mortgagee shall purchase the same, and shall also pay all other sums secured by this mortgage, and shall fully do, perform, comply with and abide by all of the covenants and agreements of said note and this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the said Mortgagor, for himself and his heirs and legal representatives, hereby jointly and severally covenant and agree to and with the said Mortgage, its successors and assigns;

1. To repay to the Mortgagee any and all sums of money advanced by the Mortgagee to the Mortgagor hereunder; to perform each and every the covenants and agreements of said promissory note and this deed; to repay to the Mortgagee any payment or payments made by the Mortgagee to the said Mellon National Bank and Trust Company in lieu of purchasing the said note of the Mortgagor, and to repay to the Mortgagee all principal and interest due on said