

6. That the Mortgagors will keep all improvements now on, or hereafter erected on, the premises described in good condition and repair; will keep said premises free and clear of mechanics' liens, and claims for liens; will not remove or demolish any improvements, or any part thereof, on the premises (except in making changes or alterations that will not impair the value of the security), or commit or permit waste on the premises, or do or permit anything to be done that may impair the value of the premises or the security intended to be affected by this Mortgage, or use or allow the said premises to be used for any unlawful purposes; will comply with all Federal, State and Municipal laws, rules and regulations affecting said premises, and will permit the agents of the Mortgagee to pass through or over the said premises at all reasonable times for the purpose of inspecting them. Should the Mortgagor permit claims for liens to be filed or made against said premises or suffer waste or removal or demolition of any improvements, or any part thereof, or permit anything to be done that may impair the value of the premises or the security intended to be affected by this instrument, or permit said premises to be used for any unlawful purposes, then the Mortgagee may pay such liens or enjoin any waste, removal or demolition of improvements or impairment of security or use of said property for any unlawful purposes, and any money so expended or obligations incurred in connection therewith shall be repaid to the Mortgagee, its successors or assigns, with interest at the rate of six and one-half per cent (6½) per annum, and all such expenses and obligations shall be secured by this mortgage and shall be collectible upon demand.

7. That the Mortgagor will immediately pay to the Mortgagee the proceeds from the sale of any easement or right of way across the premises and any damages awarded for the condemnation of any part of the premises for public use and, unless otherwise agreed, such proceeds shall be applied by the Mortgagee to the payment of principal, whether matured or not, in the inverse order of its maturity.