

at the rate of five per cent (5%) per annum until maturity, according to certain Promissory Note bearing even date herewith executed by said Mortgagor to Marathon then these presents and said Note shall cease and be null and void.

MORTGAGOR EXPRESSLY AGREES:

1. To promptly pay the principal and interest on the indebtedness evidenced by said Note, at the times and in the manner therein provided.

2. To pay Marathon within ten (10) days, all costs and expenses which it may expend or become obligated for in any proceedings, legal or otherwise, to establish or sustain the lien of this Mortgage or its priority; or in defending against liens, claims, rights, estates, easements or restrictions of any person or persons asserting priority thereto; or in payment, settlement, discharge or release of any asserted lien, claim, estate, right, easement or restrictions when Marathon's counsel advises the same is superior to the lien of this Mortgage; or in payment of services of an abstract company in furnishing to Marathon evidence of title to said premises, together always with interest on all such sums at six per cent (6%) per annum from the date same were paid; and for payment of said sums and interest thereon, this Mortgage shall stand as Security therefor.

3. To maintain on the above-described premises insurance against loss by fire, with an extended coverage endorsement attached, for the full insurable value of any buildings and improvements located on the premises. Said policy shall contain a clause or clauses providing that the loss, if any, shall be payable to Marathon Oil Company, its successors and assigns, as its mortgage interest shall appear, regardless of any act or negligence of the Mortgagor. Such insurance shall be placed with a company or companies approved by Marathon. Said policy shall be delivered to Marathon to be kept by it so long as this Mortgage is in effect.

4. To pay all taxes and assessments levied against said