

title, good right and lawful authority to sell, mortgage, convey and assign the Mortgaged Property; and that they will defend the Mortgaged Property against the claims of any persons whomsoever.

2. The Mortgagors will perform or cause to be performed, all covenants, obligations and provisions of the Guarantee Agreement, required to be performed or observed by the Mortgagors.

3. So long as any part of the debt hereby secured by the Guarantee Agreement shall be unpaid, to remove from the Mortgaged Property all statutory lien claims; to protect the title and possession of the Mortgaged Property; and to pay when the same become due all taxes and assessments now existing, or hereafter levied or assessed, upon the Mortgaged Property or the interest therein created by this Mortgage, or which by law may be levied or assessed against said Mortgagee or its mortgage interest in the Mortgaged Property, or the debt hereby secured, or upon this Mortgage, but only to the extent that such is not prohibited by law and only to the extent that such will not make the loan secured hereby usurious.

4. To keep the buildings on the Mortgaged Property in good repair and condition and not suffer waste thereof.

5. To keep such of the property comprising any part of the Mortgaged Property as is usually insured by companies or individuals similarly situated and operating like property, insured against loss or damage by fire, windstorm, explosion, and other risks usually insured against by owners of like property, and against war damage (if available), to an amount which shall equal at least 80% of the full insurable value of said property, in reputable insurance companies selected by the Mortgagors subject to the approval of the Mortgagee. All policies for such insurance shall be so drawn as to make any losses thereunder payable to the Mortgagors and the Mortgagee as their respective interests may appear; provided, that in cases where the amount payable by the insurer or insurers on all such policies of insurance in respect of any single loss or casualty does not exceed \$1,000, the amount of such losses may be payable to the Mortgagors. The Mortgagee may, in its discretion, require the deposit with it of evidences of the effectuation and maintenance of such insurance as it may deem desirable.

6. In case the Mortgagors shall neglect or refuse to keep the Mortgaged Property in good repair and condition, to pay promptly when due all taxes and assessments, as aforesaid, or to remove any statutory liens on the Mortgaged Property, or to keep the buildings and improvements insured as aforesaid, and deliver the evidences of insurance, or the renewals thereof,