

(5) That it will pay all taxes and assessments, special or otherwise, levied or assessed against the mortgaged property or any part thereof, or Mortgagee's interest therein, or levied or assessed against Mortgagor, promptly as and when the same become due and before penalties accrue and furnish Mortgagee evidence of such payment; it will not permit any part of the mortgaged property or any other property of Mortgagor, or any interest therein, to be sold or forfeited for any tax whatsoever.

(6) That so long as the indebtedness hereby secured, or any part hereof, is unpaid, it will keep all of the insurable mortgaged property insured against loss or damage by fire and against all other risks to the same extent and in the same manner customarily maintained by companies engaged in similar business, with loss payable to Mortgagee, as its interest may appear, in form satisfactory to it; it will promptly pay the premiums upon and deliver all such policies to Mortgagee; and the net proceeds of any insurance collected by Mortgagee on any such policy may be credited on the indebtedness hereby secured or, at the option of Mortgagor if no default has occurred and is continuing hereunder, may be used in rebuilding, repairing or replacing the property destroyed or damaged. If Mortgagor shall fail to keep the mortgaged property insured as herein provided, Mortgagee, at its option, may insure said property for its own benefit, and the net proceeds collected by it from any such insurance may be credited upon the indebtedness hereby secured, or, at the option of Mortgagee, may be used in rebuilding, repairing or replacing the property destroyed or damaged.

(7) That if Mortgagor shall fail to pay any taxes, assessments or insurance premiums, as herein provided, Mortgagee, at its option, may pay the same, and the amount or amounts so paid by Mortgagee shall become a part of the indebtedness hereby secured, shall become immediately due and payable, without demand upon or notice to Mortgagor, and shall bear interest from the date of payment by Mortgagee; and, at its option, Mortgagee may thereupon declare the entire indebtedness hereby secured immediately due and payable and may proceed to foreclose this Mortgage, as hereinafter provided.