

before they become delinquent all taxes, assessments, water rates, and other governmental or municipal charges, fines and impositions levied upon the said premises, or on this mortgage, or which may become a lien thereon except when payment for such items has theretofore been made under (a) of Paragraph 2 hereof, and he will promptly deliver the official receipts therefor to the mortgagee.

7. The mortgagor will continuously maintain hazard insurance, of such type or types and amounts as mortgagee may from time to time require, on the improvements now or hereafter existing on the said premises, and except when payment for all such premiums has theretofore been made under (a) of Paragraph 2 hereof, he will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss mortgagor will give immediate notice by mail to the mortgagee who may make proof of loss if not made promptly by the mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the mortgagee instead of the mortgagor and the mortgagee jointly. The insurance proceeds, or any part thereof, when received by the mortgagee may be applied by the mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the said premises, all right, title and interest of the mortgagor in and to any insurance policies then in force and all abstracts of title shall pass to the grantee.

8. That he will not permit, either willfully or by neglect, any unreasonable depreciation in the value of said premises or the buildings and improvements situate thereon, but will keep the same in good repair at all times; that he will not remove or permit to be removed from said premises any buildings or improvements situate thereon; he will not commit or suffer waste to be committed upon the premises; he will not cut or remove any timber therefrom, or permit same, excepting such as may be necessary for ordinary domestic purposes; and that he will not permit said real estate to depreciate in value because of erosion, insufficient water supply, inadequate drainage, improper irrigation or for any reason arising out of the irrigation and/or adjoining drainage of said lands.

9. The lien of this mortgage shall remain in full force and effect during any postponement or extension of any covenant by the mortgagor to be performed or of the time of payment of the indebtedness or any part thereof secured hereby.

10. This mortgage shall cover and secure all renewals or extensions of the note hereinbefore referred to and such further advances of money, if any, as shall be made by the mortgagee to the mortgagor.

11. The mortgagee, by its failure to enforce its rights upon breach or default of any of the terms hereof and/or of said promissory note, shall not thereby waive its rights in case of any subsequent breach or default.