

Beneficiaries or their representatives reasonable access to and permit it or them to inspect and examine the mortgaged property.

(4) That it owns and is seized and possessed in fee simple of the encumbered property free and clear of all liens and encumbrances, except as hereinbefore set forth; that it has good title, full power and lawful authority to grant, bargain, sell, convey, mortgage, set over, transfer, confirm and assign the same to the Trustee in the manner and form herein done; and that it will forever warrant and defend the title to same to Trustee, its successors and assigns, against the claims of all persons whomsoever.

(5) That it will pay all taxes and assessments, special or otherwise, levied or assessed against the encumbered property or any part thereof, or the Trustee's and/or the Beneficiaries' interest therein, or levied or assessed against Grantor, promptly as and when the same become due and before penalties accrue and will upon request furnish the Trustee or any of the Beneficiaries evidence of such payment; that it will not permit any part of the encumbered property or any other property of Grantor, 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 encumbered 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 Beneficiaries, as their interests may appear, in form satisfactory to them; that it will promptly pay the premiums upon and deliver all such policies to the Trustee to be held by it for Beneficiaries, or to such other custodian as Beneficiaries may otherwise designate; and the net proceeds of any insurance collected by or for Beneficiaries on any such policy may be credited on the indebtedness hereby secured prorata among Beneficiaries, or, at the option of Grantor, if no default has occurred and is continuing hereunder, may be used in rebuilding, repairing or replacing the property destroyed or damaged. If Grantor shall fail to keep the encumbered