

MORTGAGE

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same against the claims of all persons whomsoever; and, further, that it will pay all taxes, assessments and insurance premiums upon all parts of the property described herein and upon such other property as the party of the second part may require upon or in connection with said premises or the business conducted therein, as and when the same shall become due and payable; that it will not create or permit to accrue any debt, lien or charge which would be prior to, or on a parity with, the lien hereby created upon any part of the said property; that it will comply with all statutes, ordinances, regulations and requirements imposed by any governmental authority upon or with respect to said property of any part thereof.

If the said party of the first part shall fail to pay all taxes or assessments which are or which may be levied against or which may constitute a lien upon said property or shall fail to keep the buildings on said premises or other insurable property herein conveyed, insured against loss by fire and other hazards in the amount or amounts required by the party of the second part, its successors or assigns, with losses if any, payable without contribution to the party of the second part or the holder or holders of the indebtedness hereby secured, or shall fail to perform any of the obligations of the party of the first part as contained in this mortgage, or in the Note hereby secured, then, in either one or more of such events said Note or renewals and all of the indebtedness hereby secured shall immediately become due and payable. at the option of the holder hereof. If said party of the first part shall refuse or neglect to pay the interest on said Note or any renewals thereof or any installments of same, as and when the same it shall hereafter become due on both principal and interest or any part of either at the maturity of said Note or renewal, or at the time shall be or become due by acceleration on account of the happening of any event of default, or otherwise, as set out in said Note or in this mortgage, all of the indebtedness hereby secured shall immediately become due and payable at the option of the holder. However, failure to exercise the option