

closure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

2. And it is covenanted and agreed that said mortgagor will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof; reasonable wear and tear excepted. In the event the premises are in need of repair at any time hereafter during the term of this mortgage, and the said mortgagor fails or refuses to make or have made the needed repairs, the said mortgagee shall have the right at its option to have the needed repairs made and pay for the same and the amount so paid shall be secured by this mortgage and shall bear interest from the date of payment at the rate of seven per cent. per annum. The whole of said principal sum shall become due at the option of the holder of this mortgage upon the actual or threatened demolition or removal of any building erected or to be erected upon said premises or upon the actual or threatened removal by any one of any fixtures or articles of personal property covered by this mortgage, or upon the use of said premises or any part thereof for an illegal purpose.

3. And the mortgagor within three days upon request in person or within ten days upon request by mail will furnish a written statement duly acknowledged of the amount due on this mortgage and whether any offsets or defenses exist against the mortgage debt.

4. And notice and demand or request may be in writing and may be served in person or by mail.

5. And in case of a sale, said premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.

6. And the whole of said principal sum shall immediately become due at the option of the mortgagee, if the mortgagor shall assign the rents or any part of the rents of the mortgaged premises without first obtaining the written consent of the mortgagee to such assignment, or shall in any other manner impair the security of the mortgagee for the payment of the debt secured by this mortgage and said note.

7. And the mortgagor will furnish to the mortgagee, within fifteen days after the mailing by the mortgagee of a written request therefor, a detailed statement in writing, duly sworn, showing all income derived from the operation of said premises, and all disbursements made in connection therewith, and containing a list of the names of all tenants of said premises and all occupants other than those claiming possession through such tenants, the portion or portions of the the premises occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the periods covered by such leases or other agreements. Such statement shall cover the period of time specified in such request therefor.

8. And it is covenanted and agreed that the mortgagor shall pay all taxes and assessments, general or special, which may be assessed upon said land, premises or property without regard to any law heretofore enacted imposing payment of the