

claims, counterclaims or defenses exist against the indebtedness secured hereby.

13. Filing and Recording Fees. Mortgagor will pay all filing, registration or recording fees, and all expenses incident to the execution and acknowledgment of this Mortgage, the Other Security Documents and any instrument of further assurance, and all federal, state, county and municipal taxes, and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, this Mortgage, the Other Security Documents or any instrument of further assurance.

14. Mortgagee's Right to Cure. In the event Mortgagor should fail to pay the Liens, Impositions, taxes, claims, costs, expenses or fees or to maintain said insurance, or to make all necessary repairs to the Mortgaged Property, all as herein provided, Mortgagee may, at Mortgagee's sole option and without notice to Mortgagor, advance sums on behalf of Mortgagor in payment of the Liens, Impositions, claims, costs, expenses, including payment for utilities, fuel or any other necessary maintenance expenses, fees, insurance and repairs, which repairs Mortgagor hereby authorizes Mortgagee to make, without prejudice to the right of enforcement of the obligation of the Note, or the other remedies of Mortgagee as herein set forth, by reason of the failure of Mortgagor to make payment of the same; and all such sums so advanced by Mortgagee shall be added to and become a part of the indebtedness secured hereby, and repayment thereof, with interest thereon at the Default Rate from the date of their respective expenditures, may be enforced by Mortgagee against Mortgagor at any time. Upon the failure to comply with or perform any of the other terms, covenants and