

at the time of each payment of interest under the Note, an additional amount sufficient to discharge such obligations when they become due. The determination of the amount so payable and of the fractional part thereof to be deposited with the Mortgagee so that the aggregate of such deposit shall be sufficient for such purpose shall be made by the Mortgagee in its sole discretion. Such amounts shall be held by the Mortgagee without interest and applied to the payment of the obligations in respect to which such amounts were deposited or, at the option of the Mortgagee, to the payment of said obligations under such order or priority as the Mortgagee shall determine, at or before the respective dates on which the same or any of them would become delinquent. If one month prior to the due date of any of the aforementioned obligations the amounts then on deposit therefor shall be insufficient for the payment of such obligation in full, the Mortgagor within ten (10) days after demand shall deposit the amount of the deficiency with the Mortgagee. Nothing herein contained shall be deemed to affect any right or remedy of the Mortgagee under any provisions of this Mortgage or of any statute or rule of law to pay such amount and to add the amount so paid together with interest at the legal rate to the indebtedness hereby secured.

7. Discharge of Mechanics' Liens. The Mortgagor will pay, from time to time when the same shall