

law heretofore or hereafter enacted; and Mortgagor shall not suffer or permit any such taxes or assessments on the said premises to become or remain delinquent or permit any part thereof or any interest therein to be sold for any taxes or assessments; and further shall furnish annually to Mortgagee, prior to the date when they would become delinquent, certificates or receipts of the proper officer showing full payment of all such taxes and assessments. Provided, however, that this clause shall not apply to any taxes or assessments for which Mortgagee is collecting and escrowing funds, as provided for in paragraph 2, above.

5. Mortgagors shall pay all debts, claims or other charges that may become liens against the premises or any part thereof for repairs or improvements that may have been, or may hereafter be, made on the premises and shall not permit any lien or encumbrance of any kind which might become superior to the title of Mortgagee or the lien of this Mortgage to accrue or remain on the premises or any part thereof.

6. Mortgagor shall provide, maintain, and deliver to Mortgagee, policies of fire and such other insurance as Mortgagee may from time to time require in companies, form and amounts satisfactory to Mortgagee, upon any buildings and improvements now or hereafter situate on the mortgaged premises, and shall assign and deliver to Mortgagee with satisfactory mortgage clauses, all insurance policies of any kind or in any amount now or hereafter issued upon the premises. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the premises caused by any casualty. Full power is hereby conferred on Mortgagee to settle and compromise claims under all policies and to demand, receive, and receipt for all moneys becoming payable thereunder and to assign absolutely all policies to any endorsee of the Note or to the grantee of the premises in the event of the foreclosure of this Mortgage or other transfer of title to the