

insurance, pay such taxes and assessments, redeem the property from any tax sale, procure such receipts, or enter upon the premises and make such repairs as it may deem necessary; and Mortgagor shall immediately pay to Mortgagee all sums which it shall have so paid, together with interest at the rate of Ten Percent (10%) per annum from the date the same was paid, and for payment thereof this Mortgage shall stand as security in like manner and effect as for the payment of the indebtedness referred to above, but the failure of Mortgagee to procure such insurance, to pay such taxes and assessments, to redeem the property from any tax sale, or to make repairs, shall in no way render Mortgagee liable to Mortgagor. If Mortgagee shall elect to advance insurance premiums, taxes or assessments, or redeem from tax sale, the receipt of the insurance company or of the proper tax official shall be conclusive evidence of the amount, validity, and the fact of payment thereof.

9. Mortgagor shall immediately pay to Mortgagee all sums, including costs, expenses, and reasonable agent's or attorney's fees, which it may expend or become obligated to pay in any proceedings, legal or otherwise, to prevent the commission of waste; to establish or sustain the lien of this Mortgage or its priority, or to defend against liens, claims, rights, estates, easements, or restrictions asserting priority to this Mortgage; in payment, settlement, discharge or release of any asserted lien, claim, right, easement, or restriction made upon advice of competent counsel that the same is superior to the lien of this Mortgage; for title insurance, abstract of sale or extension thereof; in connection with any suit to enforce or foreclose this Mortgage; or to recover any sums hereby secured together with interest on all such sums at the rate of Ten percent (10%) per annum until paid; and for payment of such sums and interest this Mortgage shall stand as security in like manner and effect as for the payment of the said indebtedness.

10. If default shall be made in the payment of the indebtedness secured hereby or any part thereof in accordance with the