

or any other liens and insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor. If, however, said monthly payments made by the Mortgagor shall not be sufficient to pay taxes, sewer rents, water charges, or any other liens and insurance premiums when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such taxes and sewer rents and water charges, or any other liens and insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee in accordance with the provisions of the Note which this Mortgage secures, full payment of the entire indebtedness, the Mortgagee shall credit to the account of the Mortgagor any balance remaining in the funds accumulated by the Mortgagee for the payment of taxes, sewer rents, water charges, or any other liens and insurance premiums. If there shall be a default under any of the provisions hereof the Mortgagee shall be, and hereby is authorized and empowered to apply, the balance then remaining in the funds accumulated for taxes, sewer rents, water charges, or any other liens and insurance premiums as a credit against the amount of principal then remaining upon this Mortgage.

15. The Mortgagor hereby assigns to Mortgagee all the right, title and interest of the Mortgagor to the leases, rents, issues, profits, revenues, royalties, rights and benefits of the Mortgaged Property (herein collectively referred to as the "Rents") as further security for the payment of the indebtedness secured hereby; Mortgagor grants