

exist in favor thereof against this mortgage or the note hereby secured, and deliver such writing to the holder hereof.

6. The Mortgagor shall pay all taxes, assessments, water rates, sewer rents, utility charges and other charges and any liens prior to the lien of this mortgage now or hereafter assessed or liens on or levied against the premises or any part thereof and any tax or duty that the United States claims due with respect to this mortgage or the note under the Interest Equalization Tax Act, and in case of default in the payment thereof when the same shall be due and payable, it shall be lawful for the Mortgagee, without notice or demand, to pay the same or any of them; and the monies paid by the Mortgagee in discharge of taxes, including amounts under the Interest Equalization Act, assessments, water rates, sewer rents, utility charges, and other charges and prior liens shall be a lien on the premises added to the amount of said note or obligation and secured by this mortgage, payable on demand with interest at the rate set forth in the note secured hereby, from time of payment of the same; and upon request of the Mortgagee, the Mortgagor shall exhibit to the Mortgagee receipts for the payment of all items specified in this Article prior to the date when the same shall become delinquent.

7. The Mortgagor shall maintain the premises in good condition and repair, and shall not commit or suffer any waste of the premises, and shall comply with, or cause to be complied with, all statutes, ordinances and requirements of any governmental authority relating to the premises; and Mortgagor shall promptly repair, restore, replace or rebuild any part of the premises now or hereafter subject to the lien of this Mortgage