

13. The Mortgagor will, at the cost of the Mortgagor, and without expense to the Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as the Mortgagee shall from time to time reasonably require, for the better assuring, conveying, assigning, transferring and confirming unto the Mortgagee the Mortgaged Property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this Mortgage, or for filing, registering or recording this Mortgage and, on demand, will execute and deliver, and hereby authorizes the Mortgagee to execute in the name and expense of the Mortgagor to the extent it may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien hereof upon the Mortgaged Property.

14. That in order to more fully protect the security of this Mortgage, together with and in addition to the monthly payments of principal and interest provided for in the Note, which this Mortgage secures, the Mortgagor, at the option of the Mortgagee, shall pay to the Mortgagee on the first day of each month until the said principal sum is fully paid, an installment of the taxes, sewer rents and water charges or any other liens levied or to be levied against the Mortgaged Property, and an installment of