

The Mortgagor will not permit any condition to exist on said premises which would wholly or partially invalidate the insurance thereon. The Mortgagee may on behalf of the Mortgagor adjust and compromise any claims under such insurance and collect and receive the proceeds thereof and is hereby irrevocably appointed attorney-in-fact for the Mortgagor for such purposes, and may deduct from such proceeds any expenses so incurred by it, and may at its option either apply such proceeds in reduction of the debt secured hereby, whether then matured or not, or release such proceeds to the Mortgagor in whole or in part upon conditions satisfactory to the Mortgagee. Upon any default hereunder all of the Mortgagor's right, title and interest in and to all such policies are hereby assigned to the Mortgagee, including unearned premiums on such policies.

3. The Mortgagor will not cause or permit any building or improvement upon the mortgaged premises to be removed, demolished or structurally altered, in whole or in part, or any fixture or article of personal property covered by this Mortgage to be removed or destroyed, without the prior written consent of the Mortgagee. The Mortgagor will not abandon said premises or cause or permit any waste to the buildings, improvements, fixtures or articles of personal property covered by this mortgage and will at all times maintain them in a reasonably good condition, and will comply, and cause all occupants of said premises to comply, with all laws and ordinances relating to the maintenance or use of said premises and with all requirements, orders and notices of violation thereof issued by any governmental department. The Mortgagor will pay all license fees and similar municipal, County or State charges required or imposed on the use of said premises and will not, unless so required by any governmental agency having jurisdiction, discontinue such use without prior written consent of the Mortgagee.

4. The Mortgagee, in any action to foreclose this Mortgage, shall be entitled to the appointment of a receiver of the rents and profits of said premises, which receiver may enter upon and take possession of the property subject to this Mortgage or any part thereof and do and perform such reasonable acts of repair or protection as may be reasonably necessary or proper to conserve the value thereof, collect the rent under existing leases, rent or lease the same or any part thereof for such reasonable rental and reasonable term and upon such reasonable conditions as its judgment may dictate and collect and receive the rents, issues and profits thereof and also do any other reasonable act or acts as it may deem necessary or proper in the use, management or operation of the property or to protect and conserve the value thereof. The specific enumeration herein shall not exclude the general.

5. The Mortgagor will pay all taxes, assessments and water and sewer rents which may be assessed or become liens on the mortgaged premises and the articles of personal property covered by this mortgage and in default thereof, the Mortgagee may pay the same.

6. The Mortgagor within three (3) days upon request in person or within ten (10) days upon request by mail will furnish a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, and stating either that no offsets or defenses exist against the mortgage debt, or, if such offsets or defenses are alleged to exist, the nature thereof.

7. Notice and demand or request may be made in writing and may be served in person or by mail.

8. The Mortgagor is lawfully seized and possessed of the premises and the fixtures and personal property covered by this Mortgage and has good right to grant, transfer and assign the Mortgagor's interest in the same, and that the Mortgagor will appear and defend the title thereto in any action or proceeding affecting or purporting to affect the same or the