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Mortgaged Premises in good condition and repair, and shall not remove, demolish or materially alter the buildings or improvements on the mortgaged property, not commit or suffer waste with respect thereto. Mortgagor shall comply with all laws, rules, regulations and ordinances promulgated by lawful authority which may now or hereafter become applicable to the Mortgaged Premises. Mortgagor shall permit Mortgagee at any reasonable time and from time to time enter upon the Mortgaged Premises for the purpose of inspecting the same. Mortgagor shall not take or permit any action with respect to the Mortgaged Premises which will in any manner impair the security of this Mortgage.

5. Right to Remedy Defaults. In the event of Mortgagor's failure to pay the taxes, water and sewer rents, charges, claims, assessments, liens, or encumbrances described in paragraph 2 hereof, or to furnish and pay for the insurance required in paragraph 3 hereof, or to keep the Mortgaged Premises in good condition and repair as provided in paragraph 4 hereof, Mortgagee may, at its option, pay any or all such items, together with penalties and interest thereon and procure and pay for such insurance and repairs, and Mortgagee may at any time and from time to time advance such additional sum or sums as Mortgagee in its sole discretion may deem necessary to protect the security of this Mortgage. All such sums to be paid or advanced by Mortgagee shall immediately be repaid by Mortgagor, together with interest thereon at the rate provided in the obligation and shall be added to the principal indebtedness secured by this Mortgage.

6. Escrow for Taxes, Insurance and Other Charges. Mortgagor

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