[illegible] further sums as may be advanced hereafter, at the option of the Mortgagee, for the purpose of protecting the security of this mortgage, or any part thereof, or of any other purpose permitted by law, [illegible] expenses or other purposes permitted by the mortgage, [illegible] advances or credits that may be made hereafter to the Mortgagor by the Mortgagee, [illegible] to the original [illegible] and shall be payable on demand and at the Mortgagee's office [illegible]

The mortgaged premises are free and clear of all liens and encumbrances except [illegible] hereafter erected on the mortgaged property insured in such form and in such companies acceptable to the Mortgagee, in an amount not less than the [illegible] hazards specified by Mortgagee, in an amount not less than the [illegible] and in companies acceptable to it, and that all policies covering such insurance shall be assigned to the Mortgagee and that all such policies shall contain loss payable clauses in favor of, and in form acceptable to, the Mortgagee. The Mortgagor hereby assign to the Mortgagee the proceeds of any such insurance policy, and authorize the insurance companies concerned to make payment to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance companies are hereby authorized and directed to make such payment to the Mortgagee instead of to the Mortgagor or not.

That all buildings now or hereafter erected on the premises are in good repair and, at the option of the Mortgagee, shall be maintained in such condition, and that if default be made in any of the covenants or agreements contained in this instrument, or if default be made in the payment of any indebtedness secured hereby, or if default be made in any other mortgage on the premises, or if default be made in any other instrument or instruments now or hereafter a lien on the premises, or if default be made in the payment of any taxes or assessments on the premises, or if default be made in the payment of any other indebtedness secured by the mortgage, and after such default the Mortgagee may, at its option, declare the whole of the indebtedness secured hereby immediately due and payable, and this mortgage may be foreclosed by reason thereof. In the event of default in any of the covenants or agreements contained in this mortgage, or if default be made in the payment of any other indebtedness secured hereby, or if default be made in any other mortgage