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or hereafter be levied or assessed, or by reason of non-payment become a lien prior to this Mortgage, upon the mortgaged premises or any part thereof, upon the rents, issues, income or profits thereof, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes, and will thereupon submit to the Mortgagee such evidence of the due and punctual payment of such taxes, etc. as the Mortgagee may require, and the Mortgagor will also pay all taxes, assessments or charges which may be levied on this mortgage or on the notes imposed under the laws of the United States of America.

5. If the Mortgagor shall neglect or refuse to keep in good repair the property referred to in Paragraph (4), to replace the same as therein agreed, to maintain and pay the premiums for insurance which may be required under Paragraph (4) or to pay and discharge all taxes, assessments and charges of every nature and to whomsoever assessed, as provided for in Paragraph (5), the Mortgagee may, at its election, cause such repairs or replacements to be made, obtain such insurance or pay said taxes, assessments and charges and any amounts paid as a result thereof, together with interest thereon at the rate of ten per cent (10%) per annum from the date of payment shall be immediately due and payable by the Mortgagor to the Mortgagee, and until paid shall be added to and become a part of the principal debt secured hereby, and the same may be collected as a part of said principal debt in any suit hereon or upon the notes; or the Mortgagee, by the payment of any tax, assessment or charge, may, if it sees fit, be thereby subrogated to the rights of the State, County, Village and all political or governmental subdivision. No such advances shall be deemed to relieve the Mortgagor from any default hereunder or impair any right or remedy consequent thereon, and the exercise of the rights to make

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