

shall be a lien on said Mortgaged Property, prior to any right, or title to, interest in or claim upon said Mortgaged Property attaching or accruing subsequent to the lien of the Mortgage, and shall be deemed to be secured by this Mortgage.

15. That the Mortgagor will exhibit to the Mortgagee at the address of said Mortgagee hereinabove stated proof satisfactory to the Mortgagee of the payment of all taxes, assessments, water rates and public charges of every nature affecting or which may affect said Mortgaged Property or any part thereof within thirty days after the same shall become due and payable, and, in default thereof, the entire principal sum shall at the option of the Mortgagee become due and payable forthwith.

16. That the Mortgagor, for the Mortgagor, its successors and assigns, does hereby assign unto the Mortgagee, its successors and assigns, any and all award and awards heretofore made and hereafter to be made by any Federal, State or Municipal authorities to the present and all subsequent owners of the Mortgaged Property including any award or awards for any change or changes of grade of streets affecting said Mortgaged Property, which said award and awards are hereby assigned to the said Mortgagee, and the said Mortgagee, for itself, its successors and assigns (at its or their option) is hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the amount owing on account of said Mortgage, notwithstanding the fact that the amount owing on account of said Mortgage may not then be due and payable; and the Mortgagor, its successors and assigns hereby covenants and agrees to and with the said Mortgagee, its successors and assigns, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning