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permit it or them to inspect and examine the encumbered property.

(4) That it owns and is seized and possessed in fee simple of the encumbered property free and clear of all liens and encumbrances, except as hereinbefore set forth; that it has good title, full power and lawful authority to grant, bargain, sell, convey, mortgage, set over, transfer, confirm and assign the same to the Trustee in the manner and form herein done; and that it will forever warrant and defend the title to same to Trustee, its successors and assigns, against the claims of all persons whomsoever.

(5) That it will pay all taxes and assessments, special or otherwise, levied or assessed against the encumbered property or any part thereof, or the Trustee's and/or the Beneficiary's interest therein, or levied or assessed against Grantor, promptly as and when the same shall become due and before penalties accrue and will upon request furnish the Trustee or the Beneficiary evidence of such payment; that it will not permit any part of the encumbered property, or any interest therein, to be sole or forfeited for any tax whatsoever.

(6) That so long as the Notes, or any part thereof, is unpaid, it will keep all of the insurable encumbered property insured against loss or damage by fire and against all other risks to the same extent and in the same manner customarily maintained by companies engaged in similar business, with loss payable to Beneficiary, as its interest may appear, in form satisfactory to

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