

PROVIDED ALWAYS NEVERTHELESS, that if the Mortgagor shall pay the entire indebtedness and fully perform all the terms, conditions and covenants of this Mortgage and of the Note, then this Mortgage shall be null and void; otherwise to remain in full force, virtue and authority.

AND THE MORTGAGOR COVENANTS WITH THE MORTGAGEE AS FOLLOWS:

1. That the Mortgagor will pay the indebtedness as hereinbefore provided.
2. That the Mortgagor will keep the buildings, if appropriate, on the Mortgaged Property insured against loss by fire for the benefit of the Mortgagee in such amounts as may be reasonably requested by the Mortgagee; that the Mortgagor will assign and deliver the policies to the Mortgagee; and that the Mortgagor will reimburse the Mortgagee for any premiums paid for insurance made by the Mortgagee on the Mortgagor's default in so insuring the buildings or in so assigning and delivering the policies. The Mortgagor will furnish to the Mortgagee such other insurance as the Mortgagee may from time to time require. In the event of any default under this Mortgage, the Mortgagor assigns to the Mortgagee all unearned premiums on all policies.
3. That the whole of the said principal sum and interest shall become due at the option of the Mortgagee after default in the payment of any installment of principal in accordance with the terms and conditions of the Purchase Money Note, or after default in the payment of any tax, water rate or assessment for thirty days after the same shall have become due and payable; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the Mortgage and whether any offsets or defenses exist against the Mortgage indebtedness, as hereinafter provided.
4. That the holder of this Mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
5. That the Mortgagor will pay all taxes, assessments or water rates, and in default thereof, the Mortgagee may pay the