

undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.

4. Mortgagor shall provide, maintain, and deliver to Mortgagee policies of fire and such other insurance as Mortgagee may from time to time require in companies, form, and amounts satisfactory to Mortgagee upon the buildings and improvements now or hereafter situate and the Premises, and upon all personal property covered by this Mortgage and shall assign and deliver to Mortgagee with satisfactory mortgagee clauses all insurance policies of any kind or in any amount now or hereafter issued upon the Premises. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the Premises caused by any casualty. Full power is hereby conferred on Mortgagee to settle and compromise claims under all policies and to demand, receive and receipt for all monies becoming payable thereunder and to assign absolutely all policies to any endorsee of the Note or to the grantee of the Premises in the event of the foreclosure of this Mortgage or other transfer of title to the Premises in extinguishment of the indebtedness secured hereby. In the event of loss or claim under any of the policies or insurance herein referred to, the proceeds of such policy shall be paid by the insurer to Mortgagee which, at its sole and absolute discretion, shall apply the same, wholly or partially, after deducting all costs of collection, including a reasonable attorney's fee, either as a payment on account of the indebtedness secured hereby, whether or not then due or payable, or toward the alteration, reconstruction, repair, or restoration of the Premises to the portion thereof by which said loss was sustained or any other portion thereof. The Mortgagor will keep the building and improvements now erected or hereafter to be erected on the mortgaged premises and all personal property and fixtures covered by this Mortgage insured for the benefit of the Mortgagee against loss of rents by reason of fire or other