

16. That the whole of said principal sum and interest shall become due, at the option of the Mortgagee:

(a) after default in the payment of any installment of principal or interest for five (5) days; or

(b) after default in the payment of any tax, water rate, sewer rent, assessment or vault license fee for twenty (20) days after the same first becomes due and payable, it being understood and agreed that an assessment which has been made payable in installments at the application of the Mortgagor or any lessee of the Premises shall, nevertheless, for the purposes of this clause, be deemed due and payable in its entirety on the date the first installment becomes due or payable or a lien; or if the Mortgagor fails to furnish the Mortgagee with receipted tax bills or other proof of payment of the aforesaid items by no later than the dates on which such items must be paid so as not to constitute a default hereunder; or

(c) after default after notice and demand, either in assigning and delivering the policies of insurance herein described or referred to, or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or

(d) upon the actual or threatened waste, removal or demolition of any building or other property on the Premises, except as permitted by Article 3; or

(e) upon assignment by the Mortgagor of the whole or any part of the rents, issues or profits arising from the Premises to any person without the written consent of the Mortgagee; or if, without such consent, the Mortgagor shall further encumber the Premises for debt; or

(f) if the buildings on the Premises are not maintained in reasonably good repair; or

(g) after failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Premises within three (3) months from the issuance thereof; or

(h) if, on application of the Mortgagee, two or more fire insurance companies lawfully doing business in the State of Texas refuse to issue policies insuring the buildings on the Premises; or

(i) after thirty (30) days' notice to the Mortgagor, in the event of the passage of any law deducting from the value of real property for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes, or the manner of collecting such taxes and imposing a tax, either directly or indirectly, on this Mortgage or the Note; or

(j) if the Mortgagor shall fail to make payment of any other sums required to be paid hereunder within the period required by specific provision of this Mortgage, or, if no such period is so provided, by not later than five (5) days after written notice; or

(k) if the Mortgagor shall fail to comply with any other covenants or conditions contained in this Mortgage and, except with respect to failure to pay money, such failure shall

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