

And it is agreed by and between the said parties that said Mortgagor shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

And the Mortgagor covenants with the Mortgagee as follows:

#### ARTICLE I

##### PARTICULAR COVENANTS OF THE MORTGAGOR

###### 1.01 Performance of Note and Mortgage

The Mortgagor will perform, observe and comply with, all provisions hereof and of the Notes secured hereby and will duly and punctually pay to the Mortgagee the sum of money expressed in the Note with interest thereon and all other sums required to be paid by the Mortgagor pursuant to the provision of this Mortgage, all without any deduction or credit for taxes or other similar charges paid by the Mortgagor.

###### 1.02 Warranty of Title

At the time of the sealing and delivery of these presents, the Mortgagor is well seized of an indefeasible estate in fee simple subject to the permitted title exceptions set forth on Schedule B attached hereto and by this reference made a part hereof, and the land and real property hereby mortgaged and has good and absolute title to all existing personal property hereby mortgaged and has good right, full power and lawful authority to convey and mortgage the same in the manner and form aforesaid; that the same is free and clear of all liens, charges, and encumbrances (excepting that first mortgage described on Schedule B, attached) including as to the personal property and fixtures, conditional sales contracts, and anything of a similar nature, and that Mortgagor shall and will warrant and forever defend the title thereto from any claim from a party claiming by, through or under Mortgagor.

###### 1.03 Taxes, Liens and Utility Charges

(a) The Mortgagor will pay promptly, when and as due, all charges for utilities, whether public or private, and will promptly pay and tender to the Mortgagee receipts for the payment of all taxes, assessments, water rates, dues, charges, fines, and impositions of every nature whatsoever, imposed, levied or assessed or to be imposed, levied or assessed upon or against the mortgaged property, or any part thereof, as well as all income taxes, assessments and other governmental charges lawfully levied and imposed by the United States of America or any State, County, Municipality, or other taxing authority upon the Mortgagor, in respect of the Mortgaged property or any part thereof, which, if unpaid, would become a lien or charge upon the mortgaged property prior to or equal to the lien of the mortgage for any amounts secured hereby or would have priority or equality with the mortgage and distribution of the proceeds of any foreclosure sale of the mortgaged property, or any part thereof.

(b) The Mortgagor will not suffer any mechanic's, laborer's, statutory or other lien which might or could be prior to or equal to the lien of the mortgage to be created or to remain outstanding upon any of the mortgaged property.

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