3. That he will keep the improvements now existing or here-
after erected on the mortgaged property insured as may be required
from time to time by the Mortgagee against loss by fire and any other
hazards specified by Mortgagee, in an amount not less than the mort-
gage debt, or in such amounts as may be required by the Mortgagee,
and in companies acceptable to it, and that all such policies and
renewals thereof shall be held by the Mortgagee and have attached
thereto loss payable clauses in favor of, and in form acceptable to,
the Mortgagee, and that he will pay all premiums therefor when due;
and that he does hereby assign to the Mortgagee the proceeds of any
policy insuring the mortgaged premises and does hereby authorize each
insurance company concerned to make payment for a loss directly to
the Mortgagee, to the extent of the balance owing on the Mortgage
debt, whether due or not.

4. That he will keep all improvements now existing or here-
after erected in good repair, and, in the case of a construction
loan, that he will continue construction until completion without
interruption, and should he fail to do so, the Mortgagee may, at its
option, enter upon said premises, make whatever repairs are necessary,
including the completion of any construction work underway, and charge
the expenses for such repairs or the completion of such construction
to the mortgage debt.

5. That he will pay, when due, all taxes, public assess-
ments, and other governmental or municipal charges, fines or other
impositions against the mortgaged premises.

6. That he will comply with all governmental and municipal
laws and regulations affecting the mortgaged premises.

7. That, at the option of the Mortgagee, this mortgage shall
become due and payable forthwith if the Mortgagor shall convey away
said mortgaged premises, or if the title shall become vested in any
other person in any manner whatsoever, other than by death of the
Mortgagor, or, in the case of a construction loan, if the Mortgagor
shall permit work on the project to become and remain interrupted for