

warrant and will forever defend the title to same against the lawful claims of all persons whomsoever.

AND MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. PAYMENT--To pay the sum or sums specified above and as more particularly provided in the note or notes evidencing same, with interest thereon.

2. TAXES AND CHARGES--To pay, within sixty (60) days after they shall come due and payable, and before any penalty or interest shall be charged thereon, all general and special taxes, charges, and assessments of every kind and nature that may be levied, assessed or be or become a lien on the premises and property herein described, whether the same be for state, county, or city purposes, and to furnish annually to Mortgagee, immediately after payment, certificates or receipts of the proper authorities showing full payment of same.

That in the event of failure of Mortgagor to pay all of the aforesaid taxes, assessments and charges as hereinabove provided, Mortgagee shall have the option to advance the necessary funds to pay said taxes, assessments and charges; and all amounts so expended by Mortgagee for taxes, charges and assessments, as herein provided, shall be charged hereunder as principal money secured by this Mortgage and shall bear interest at the same rate as the principal indebtedness secured hereby, payable upon demand or otherwise as Mortgagee may determine. After any such advances are made, Mortgagee may apply any funds received hereunder to principal, advances or interest as Mortgagee may determine and Mortgagee will not be held to have waived any rights accruing to Mortgagee by the payment of any sum hereunder and particularly the right to declare this Mortgage in default by the reason of failure of performance of this condition or the non-payment of the indebtedness secured.

3. INSURANCE--To secure, maintain and keep in force with an insurance company or companies approved by Mortgagee an insurance policy or policies providing fire, extended coverage, malicious mischief and vandalism coverage and such other insurance as may be required by Mortgagee from time to time upon the buildings and improvements now or hereafter situate upon the premises in an amount equal to the maximum insurable value of same or such amount as shall be approved by Mortgagee, whichever shall be the lesser sum; and to keep the policy or policies therefor constantly assigned and delivered to Mortgagee with subrogation clauses satisfactory to Mortgagee providing the right and power in Mortgagee to demand, receive and collect any