

29. The Mortgagor will, at the cost of the Mortgagor and without expense to the Mortgagee, do, execute, acknowledge, and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers, and assurances as the Mortgagee shall from time to time require, for the better assuring, conveying, assigning, transferring, and confirming unto the Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this mortgage, or for filing, registering, or recording this mortgage and, on demand, will execute and deliver, ~~and hereby authorizes the Mortgagee to execute in the name of the Mortgagor to the extent it may lawfully do so,~~ one or more financing statements, chattel mortgages, or comparable security instruments, to evidence more effectively the lien hereof upon the chattels.

30. Neither the value of the mortgaged premises nor the lien of this mortgage will be diminished or impaired in any way by any act or omission of the Mortgagor, and the Mortgagor will not do or permit to be done to, in, upon or about said premises or any part thereof, anything that may in any way impair the value thereof, or weaken, diminish, or impair the security of this mortgage.

31. The Mortgagor covenants that it will give immediate notice by mail to the Mortgagee of any fire, damage, or other casualty to or legal claim against the premises, or of any conveyance, transfer, or change of ownership of the premises.

32. The Mortgagor will pay, from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the mortgaged property or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom and in general will do or cause to be done everything necessary so that the lien hereof shall be fully preserved, at the cost of the Mortgagor, without expense to the Mortgagee.

33. The Mortgagor will do, and cause to be done, all such things as may be required by law in order fully to protect the security and all rights of the Mortgagee under this mortgage. The Mortgagor shall not cause or permit the lien of this mortgage to be impaired in any way.

34. If Mortgagor fails to pay any claim, lien, or encumbrance which shall be prior to this indenture, or to pay, when due, any tax or assessment, or any insurance premium, or to keep the premises in repair, as aforesaid, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Mortgagee, at its option, may pay such claim, lien, encumbrance, tax, assessment, or premium, with right of subrogation thereunder, may procure such abstracts or other evidence of title as it deems necessary, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action