

the premises or their use, and to neither commit nor permit any waste, or, except as provided in plans and/or specifications previously approved by Mortgagee, alter, add to or remove any of said buildings or improvements without the written consent of Mortgagee.

5. TITLE DEFECTS--To pay to Mortgagee any and all sums, including costs, expenses, and reasonable attorney fees, which Mortgagee may incur or expend in any proceeding, legal or otherwise, which Mortgagee shall deem necessary to sustain the lien of this mortgage or its priority.

6. ACCELERATION--That in the event (a) Mortgagor shall default in any respect in the performance of any one or more covenants, conditions or agreements specified herein or in the Note, Mortgagor shall default in any respect in the performance of any; or (b) for any reason Mortgagor's covenant to pay all taxes specified above shall be or become legally inoperative or unenforceable in any particular; or, (c) for any reason Mortgagor shall fail to provide and maintain the necessary insurance as hereinabove required; or, (d) proceedings be instituted to enforce any prior lien, charge or encumbrance against any of said premises; or, (e) the removal or demolition of any of the buildings or improvements now or hereafter situate upon the premises is threatened; or (f) Mortgagor be declared bankrupt or insolvent, or abandon the premises; or (g) all or any part of the premises or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent