

13. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges or impositions to the extent provision therefor has not been made by monthly payments as hereinbefore provided, before the same becomes delinquent or subject to interest or penalties.

14. Mortgagor will comply with all governmental and municipal laws and regulations affecting the Mortgaged Property.

15. If the Mortgagees are made or becomes a party to any suit or action, by reason of this Mortgage or the indebtedness hereby secured, the Mortgagor will pay all expenses incurred by the Mortgagees therein, including a reasonable attorney fee.

16. If Mortgagor defaults in its obligation to pay taxes, assessments, water rates and other governmental or municipal charges or impositions or in its obligation to obtain insurance or if it defaults in any of the covenants or agreements contained herein, or in the Note, then the Mortgagees may perform the same, and all expenditures made by the Mortgagees in so doing shall be added to the principal of this Mortgage, shall bear interest at the rate of thirteen (13%) percent per annum from the date of the advance, shall be due and payable to the Mortgagees upon demand, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

17. Mortgagor will not commit, permit, or suffer waste, impairment, or deterioration of the Mortgaged Property or any part thereof, and the failure of the Mortgagor to keep the buildings on the premises or other improvements thereon, in good repair shall constitute a default under the Mortgage. At their option, the Mortgagee may make such repair as in their discretion they may deem necessary for the proper preservation thereof, and any sums paid for such repair shall bear interest from the date of payment at the rate specified in the Note, shall be due and payable on demand and shall be fully secured by this Mortgage.

18. Upon any default in the payment of the indebtedness hereby secured or of any installment thereof as they severally become due, or in the payment of the taxes, assessments or charges aforesaid, or if strip or waste be committed on or improvements be removed from the Mortgaged Property without the written consent of the Mortgagees

