

taxes and assessments and insurance premiums, with any balance remaining to be applied as a credit against the amount of principal then remaining unpaid.

15. Mortgagor shall at its own expense perform, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices, transfers and assurances as Mortgagee shall from time to time reasonably require for better assuring, conveying, assigning, transferring and confirming unto Mortgagee the Property hereby conveyed or assigned or intended now or hereafter so to be, or which Mortgagor may be or may hereafter become bound to convey or assign to 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 other documents executed herewith and, on demand, shall execute and deliver, and hereby authorizes Mortgagee to execute in the name and expense of 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 Property or any part thereof.

16. (a) The Mortgagor forthwith upon the execution and delivery of this Mortgage and thereafter from time to time, shall cause this Mortgage and other documents executed herewith, including any security instrument creating a lien or evidencing the lien hereof upon the Property or any part thereof and each instrument of further assurance, to be filed, registered or recorded as Mortgagee may request in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect the lien hereof upon, and the interest of the Mortgagee in, the Property.