

certificates of insurance as are required to be delivered pursuant to the provisions hereof, the Mortgagee, its successors and assigns, at its or their option, are authorized to effect and maintain such insurance at the expense of the Mortgagor, and the sums of money paid as premiums therefor, with interest on such sums at the rate of six and one-half per cent (6½%) per annum, shall become a lien hereunder on the mortgaged property described above and be collectible upon demand. The Mortgagee may collect the proceeds of any insurance payable to it and shall, unless otherwise agreed by the parties, after deducting the expenses of such collection, apply the balance to the partial or total restoration of the property destroyed or damaged.

6. That the Mortgagor will pay all taxes, assessments and other charges which are now a lien, or may hereafter become a lien, upon or against the mortgaged property, or any part thereof, and will pay all other taxes, levies and assessments levied upon this Mortgage or Note which this Mortgage is given to secure, before the same shall become delinquent, and will exhibit to the Mortgagee tax receipts evidencing such payments, and will make such receipts available at all times to the Mortgagee until the indebtedness secured hereby is fully paid, and that any failure of the Mortgagor so to do shall authorize the Mortgagee, its successors or assigns at its or their option, to pay such taxes, assessments or charges, or to redeem from any tax sale, at the expense of the Mortgagor, and the sum of money paid therefor, and interest thereon at the rate of six and one-half per cent (6½%) per annum, shall become a lien hereunder on the mortgaged property hereinabove described and be collectible upon demand; provided, however, anything to the contrary notwithstanding, the Mortgagor, so long as the premises are not in danger of forfeiture or sale, may resist in any legal way the payment of any tax, assessment or other charge upon the mortgaged property which may become a lien thereon and which it may deem unjust, illegal or invalid.