

pay to Mortgagee or Mortgagee's designated agent any amount necessary to make up the deficiency, on or before the date when payment of such taxes and assessments or insurance premiums shall be due. If at any time Mortgagor shall tender in accordance with the provisions of this Mortgage, full payment of the entire Indebtedness, Mortgagor shall be credited with any balance remaining in such funds accumulated for the payment of taxes, assessments and insurance premiums. If an Event of Default shall occur under this Mortgage, Mortgagee shall be, and hereby is authorized and empowered to apply the balance then remaining in the funds accumulated for taxes and assessments and insurance premiums in such priority and proportions as it may elect against taxes and assessments and insurance premiums, principal then remaining unpaid, interest, operating expenses and costs of maintenance, reconstruction and repair.

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.

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