

should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work, and charge the expenses for such repairs or the completion of such work to the mortgage debt.

5. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

6. That it will comply with all governmental municipal laws and regulations affecting the mortgaged premises.

7. That, in addition to the monthly payments of principal and interest due under the terms of the note secured hereby, if required by Mortgagee, it will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as determined by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may at its option pay said items and charge all advances therefor to the mortgage debt. No interest will accrue to Mortgagor on these deposits.

8. That any deficiency in the amount of monthly payments due hereunder which remains unpaid for a period of ten (10) days from the date on which such payment was due shall, at the Mortgagee's discretion, constitute an event of default under this mortgage.

9. That, if there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, or under the