

modifications, or extensions therefor, as and when therein respectively provided, and shall promptly and fully perform, execute and complete each and every covenant, agreement, obligation, condition and stipulation contained in this Mortgage or contained in any other instrument given to secure the indebtedness and undertakings secured hereby, then this Mortgage and the estate hereby created shall cease and be null and void; otherwise the same shall remain in full force and effect.

AND the Mortgagor does hereby covenant and agree to and with the Mortgagee:

1. PERFORMANCE AND PAYMENT. To perform, observe and comply with all provisions of the Mortgage Note and of the Mortgage, and to pay all and singular the principal, interest, and other sums of money payable by virtue of the Mortgage Note and to pay all other sums secured hereby promptly on the days respectively the same severally become due, whether in due course or upon acceleration.

2. TAXES. To pay within thirty (30) days after the same become payable, and without requiring any notice from the Mortgagee, all and singular the taxes, assessments (general or special), levies, liabilities, obligations, judgments, rents, charges, statutory and common law liens, decrees, and encumbrances of every nature and kind now on the Premises or that hereafter may be imposed, suffered, placed, levied or assessed thereupon, or that hereafter may be levied or assessed upon this Mortgage or upon the indebtedness secured hereby, and insofar as any of same is of record the same shall be promptly satisfied and discharged of record and the original official document (such as the tax receipt or the satisfaction paper officially endorsed or certified) evidencing discharge shall be placed in the hands of the Mortgagee within ten (10) days next after payment.

3. INSURANCE. To keep the Premises, including all buildings, improvements and building materials encumbered

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