

promissory note made and executed by the Mortgagor to the said Mellon National Bank and Trust Company in the event the Mortgagee shall purchase the same.

2. To pay all and singular the costs, charges and expenses including lawyer's fee, reasonably incurred or paid at any time by said Mortgagee, its successors or assigns because of the failure on the part of said Mortgagor, his heirs and legal representatives, to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either; and every such payment shall bear interest from date at the rate of six per cent (6%) per annum.

3. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature and kind now on said described property and/or that hereafter may be imposed, suffered, placed, levied or assessed thereupon, each and every when due and payable; and in the event that any thereof is not so paid; satisfied and discharged, said Mortgagee may pay the same or any part thereof without waiving or affecting any option, lien, equity or right under or by virtue of this mortgage and the full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the rate of six per cent (6%) per annum, and together with such interest, shall be secured by the lien of this mortgage.

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4. The Mortgagor shall provide insurance for the benefit of the Mortgagee under a form of insurance policy approved by the Mortgagee which shall include fire and extended coverage insurance for the full replacement value, less normal depreciation, of any and all buildings located on said premises, and all fixtures belonging to and constituting a permanent part of said building or buildings; the original policies of insurance shall be delivered to Mortgagee and shall include a standard Mortgagee Clause. They shall, also provide that loss or damage under them shall be adjusted with and payable to Mortgagee and Mortgagor as their interest may appear, and not less than ten (10) days in advance of the expiration of such policy Mortgagor shall deliver to said Mortgagee