

in this mortgage contained, said Mortgagor, its successors and assigns, shall be permitted to possess, operate, manage and enjoy the premises, property and assets of the Mortgagor hereinabove mentioned with the same effect as if this mortgage had not been executed.

(3) In the event of any default in the payment of any bond when due, the Trustee, or its successor herein, shall have the right to institute a foreclosure action for the benefit of all bond holders and the Trustee shall be required to act upon the written request of the holders of at least twenty-five (25%) per cent in principal amount of the issue outstanding.

(4) The Mortgagor, its successors and assigns, will promptly pay all taxes and assessments upon the mortgaged premises when the same shall become payable, and if the Mortgagor, its successors or assigns, fails to pay any such taxes or assessments when they become due, together with all penalties and costs, then and in that event, the Trustee shall have the right to pay said taxes and assessments and penalties and costs and reimburse itself upon this mortgage for the sum so paid, with interest thereon from the date of payment.

(5) The Mortgagor, its successors and assigns, shall keep the buildings upon the above-described mortgaged premises insured against loss by fire and windstorm by comprehensive coverage, the amount of insurance carried being at all times at least equal to eighty (80%) per cent of the value of the property encumbered by this mortgage, or in an amount not less than the mortgage debt outstanding and unpaid, together with accrued interest thereon, the form of the policy and the underwriting company to be approved by the Trustee herein; and the Mortgagor shall deliver the policy to the Trustee with evidence that the premium therefor has been fully paid, and the said policy shall have affixed to it a standard mortgage clause showing the interest of the Trustee in the mortgaged premises. If at any time the provisions of this paragraph are in any respect violated, the Trustee shall have the rights as