

after default in the payment of any tax, water rate or assessment for thirty days after the same shall have become due and payable; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the Mortgage and whether any offsets or defenses exist against the Mortgage indebtedness, as hereinafter provided.

5. That the holder of this Mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver only in the event of insolvency of the Mortgagor.

6. That the Mortgagor will pay all taxes, assessments or water rates and, in default thereof, the Mortgagee may pay the same together with any penalty, interest or other necessary expense, and any sum so paid by the Mortgagee may be added to the debt secured by this Mortgage, and collected according to the terms hereof.

7. That the whole of said principal sum shall become due at the option of the Mortgagee after default for thirty days after notice and demand, in the payment of any installment of any assessment for local improvements heretofore or hereafter laid, which is or may become payable in annual installments and which has affected, now affects or hereafter may affect the said Mortgaged Property, notwithstanding that such installment be not due and payable at the time of such notice and demand.

8. That the Mortgagor, or any subsequent owner of the Mortgaged Property, will maintain said Mortgaged Premises in good repair to the satisfaction of the Mortgagee, and shall, within thirty days after written notice from the Mortgagee, make