

character already levied or assessed or that may hereafter be levied or assessed upon or against the Mortgaged Property or any part of parts thereof and all utility charges, whether public or private; and upon demand will furnish the Mortgagee receipted bills evidencing such payment.

(c) The Mortgagor will not suffer any mechanic's, materialman's, laborer's, statutory or other lien which might or could be prior to or equal to the lien of this Mortgage to be created or to remain outstanding upon the Mortgaged Property or any part thereof.

SECOND: TAXES, LIENS AND OTHER CHARGES.

(a) In the event of the passage of any state, federal, municipal or other governmental law, order, rule or order imposing a tax on the indebtedness held by Mortgagee, Mortgagor shall immediately make reimbursement to Mortgagee of any such sum assessed, and in the event Mortgagor fails to do so, this loan shall immediately become due and payable at the option of Mortgagee.

THIRD: INSURANCE. The Mortgagor will keep any buildings, whether now standing on said premises or hereafter erected, continuously insured against loss or damage by fire and against such other hazards, as the Mortgagee, in its sole descretion, shall from time to time require, for the benefit of the Mortgagee; that all such insurance at all times will be in an insurance company or companies and in amounts and terms acceptable to the Mortgagee, with loss, if any, payable to the Mortgagee as its interest may

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