

partially, after deducting all costs of collection, including a reasonable attorney's fee, either as a payment on account of such part of the indebtedness secured hereby as MORTGAGEE may elect, without affecting the amount or time for payment of other sums secured hereby, whether or not then due or payable, or toward the alteration, reconstruction, repair, or restoration of the premises, either to the portion thereof by which said loss was sustained or any other portion thereof.

8. That if MORTGAGOR fails to insure the premises, or to pay and furnish receipts for all taxes and assessments (unless the same are being contested in the manner permitted by paragraph 5 hereof), or to pay debts, claims or other charges for repairs and improvements, or to keep the premises in good condition and repair, all as provided herein, MORTGAGEE may at its option procure such insurance, pay such taxes and assessments, redeem the property from any tax sale, procure such receipts, or enter upon the premises and make such repairs as it may deem necessary; and MORTGAGOR shall pay to MORTGAGEE all sums which it shall have so paid, together with interest thereon at the rate set forth in the Promissory Note from the date the same was paid, and for payment thereof, this Mortgage shall stand as security in like manner and effect as for the payment of the indebtedness referred to above; but the failure of MORTGAGEE to procure such insurance, to pay such taxes and assessments, to redeem the property from any tax sale, or to make repairs shall in no way render MORTGAGEE liable to MORTGAGOR. If MORTGAGEE shall elect to advance insurance premiums, taxes or assessments, or redeem the premises from tax sale, the receipt of the insurance company or of the proper tax official shall be conclusive evidence of the amount, validity, and the fact of payment thereof.

9. The rents, income and profits of all and every part of the premises to which MORTGAGEE may be entitled under the Lease are hereby specifically pledged to the payment of the Secured