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The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, assessments, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances, or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against such hazards as the Mortgagee may require and will pay promptly when due any premiums on such insurance. All insurance shall be carried in companies acceptable to the Mortgagee and all policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and Mortgagee jointly, and the insured amount, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and such other hazards, casualties, and contingencies as the Mortgagee may require and will pay promptly when due any premiums on such insurance. All insurance shall be carried in companies acceptable to the Mortgagee and all policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and Mortgagee jointly, and the insured amount, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(4) That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it will pay all taxes, assessments, water rents, sewer rents, and other governmental or municipal charges, fines or other impositions against the mortgaged premises, and will deliver to the Mortgagee, at its option, receipts evidencing the payment of all such taxes, assessments, water rents, sewer rents, and other governmental or municipal charges, fines or other impositions against the mortgaged premises, and in default of payment of any of the foregoing the Mortgagee may pay the same and add the amount so paid to the mortgage debt, and the same shall be secured by this mortgage.

(6) That if there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, the whole of the principal sum and the interest thereon shall immediately due and payable, and this mortgage shall become subject to foreclosure as provided by law, or the Mortgagee may, at its option, declare the whole of the debt secured hereby, or any part thereof, immediately due and payable, and shall be entitled to recover all costs and expenses incurred by the Mortgagee in the collection of the debt secured hereby, or any part thereof, and in the foreclosure of this mortgage, as a part of the debt secured hereby, and shall be allowed and included as part of the judgment in any action of foreclosure hereof, or any other action to enforce the payment of the said note or any part thereof, or any other right of the Mortgagee, at the option of the Mortgagee