

event of loss the Mortgagors will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by the Mortgagors, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of the Mortgagors and the Mortgagee jointly. The proceeds of any insurance, or any part thereof, may be applied by the Mortgagee, at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. The Mortgagee may, at its option, pay any such insurance premiums, taxes, assessments, levies, or charges against the premises of which payment, amount and validity thereof the official receipt shall be conclusive evidence and any amounts so expended shall immediately become debts due by the Mortgagors, shall bear interest at the rate specified in the Note secured hereby, and their payment shall be secured by this Mortgage.

5. Keep the premises herein conveyed in as good order, repair and condition as they are now, reasonable wear and tear excepted.

6. not commit or permit any waste; and the Mortgagee shall have the right to inspect the premises at all reasonable times, and access thereto shall be permitted for that purpose to it or its authorized agents.

As further security for the payment of the Note hereinabove mentioned and for the faithful performance of all the covenants, agreements, terms and provisions of this Mortgage, Mortgagors hereby sell, transfer, and assign unto the Mortgagee all the right, title and interest of the Mortgagors in and to the rents, issues, profits, revenues, royalties, rights and benefits from the above described property, and to that end Mortgagors hereby assign and set over unto the said Mortgagee all leases of said premises now made, executed or delivered whether written or verbal, or to be hereafter made, be the same written or verbal, and Mortgagors do hereby authorize and empower the said Mortgagee to collect said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and do hereby direct each and all the tenants of the aforesaid premises, to pay such rents, as they may now be due or shall hereafter become due to the said Mortgagee, upon demand for payment thereof by said Mortgagee; it being understood and agreed, however, that no such demand shall be made unless