

assessments as aforesaid or to remove any statutory lien on the Mortgaged Property, to collect the rents, to maintain insurance as aforesaid and deliver the policy or policies of insurance or the renewals thereof to the Mortgagee as aforesaid or to pay costs, attorney's fees and other expenses as aforesaid, then the Mortgagee may, if it shall so elect (but it shall be under no obligation to), make repairs, pay such taxes and assessments with the accrued interest, attorney's fees and expenses thereon, redeem the Mortgaged Property which may have been sold or forfeited for taxes or assessments thereon, purchase any tax title thereon, remove any statutory liens and prosecute or defend any suits in relation thereto, collect the rents, insure and keep insured the Mortgaged Property as aforesaid or for any lesser sum for such time as the Mortgagee may deem proper and pay costs, attorney's fees and other expenses, all of which expenditures, together with costs and attorney's fees paid in any suit affecting the Mortgaged Property when necessary to protect the lien hereof, shall bear interest from the dates of such payment at the rate of 10% per annum and shall be paid by the Mortgagor to the Mortgagee upon demand and shall be deemed a part of the debt hereby secured and recoverable as such in all respects. Any such liens, claims, taxes, assessments or tax titles so purchased, paid or redeemed by the Mortgagee and all such costs, expenses and attorney's fees so paid shall as between the parties hereto and their successors in interest be deemed valid so that in no event shall the necessity or validity of any such payment be disputed.

18. In addition to all other indebtedness secured by the first lien of this Mortgage, this Mortgage shall secure