

Mortgaged Property (all as reasonably estimated by the Mortgagees) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such premiums, taxes, assessments and water rates will become delinquent, such sums to be held by Mortgagees in trust to pay said premiums, taxes, special assessments and water rates.

16. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges or impositions to the extent provision therefor has not been made by monthly payments as hereinbefore provided, before the same becomes delinquent or subject to interest or penalties. Nothing hereunder shall prohibit Mortgagor from protesting any such taxes or charges in good faith.

17. Mortgagor will comply with all governmental and municipal laws and regulations affecting the Mortgaged Property.

18. If the Mortgagees are made or becomes a party to any suit or action, by reason of this Mortgage or the indebtedness hereby secured, the Mortgagor will pay all expenses incurred by the Mortgagees therein, including a reasonable attorney fee.

19. If Mortgagor defaults in its obligation to pay taxes, assessments, water rates and other governmental or municipal charges or impositions or in its obligation to obtain insurance or if it defaults in any of the covenants or agreements contained herein, or in the Note, then the Mortgagees may perform the same, and all expenditures made by the Mortgagees in so doing shall be added to the principal of this Mortgage, shall bear interest at the rate of eighteen (18%) percent per annum from the date of the advance, shall be due and payable to the Mortgagees upon demand, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

20. Mortgagor will not commit, permit, or suffer waste, impairment, or deterioration, normal wear and tear excepted, of the Mortgaged Property or any part thereof, and the failure of the Mortgagor to keep the buildings on the premises or other improvements thereon, in good repair shall constitute a default under the Mortgage. At their option, the Mortgagees may make such repair as in their discretion they may deem necessary for the proper preservation

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