

AND THE MORTGAGOR covenants with the Mortgagees as follows:

1. That the mortgagor will pay the indebtedness as hereinbefore provided.
2. That the mortgagor will keep the buildings on the premises insured against loss by fire for the benefit of the mortgagees.
3. That no building on the premises shall be removed or demolished without the consent of the mortgagees.
4. That the whole of said principal sum shall become due after default in the payment of any tax, water rate or assessment for thirty days after notice and demand.
5. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
6. That the mortgagor will pay all taxes, assessments or water rates, and in default thereof, the mortgagee may pay the same.
7. That notice and demand or request may be in writing and may be served in person or by mail.
8. That the mortgagor warrants the title to the premises except for first and second mortgages as set forth above.
9. That in case of a sale, said premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.
10. That the whole of the principal sum shall become due at the option of the mortgagee after default for thirty days after notice and demand in the payment of any installment of any assessment for local improvement heretofore or hereafter laid which is or may become payable in annual installments, and which has affected, or affects, or hereafter may affect the said premises, notwithstanding that such installments be not due and payable at the time of such notice and demand; that the whole of said principal sum shall become due at the option of the mortgagee upon the actual or threatened demolition or removal of any building erected or to be erected upon said premises, and in the event of such demolition or removal of any building, the interest on the indebtedness secured by this mortgage shall be at the rate of six per centum per annum from the date of the commencement of such demolition or removal, if such interest rate at that time be less than six per centum per annum; and also that the whole of said principal sum shall become due at the option of the mortgagees upon any default in keeping the buildings on the premises insured against loss by fire as required by paragraph numbered "2" above.
11. That the whole of said principal sum shall become due at the option of the mortgagees if the buildings on said premises are not maintained in reasonably good repair, after notice of the condition of the building is given to the mortgagor, or upon the failure of any owner of said premises to comply with the requirements of any governmental department claiming jurisdiction within three months after an order making such requirements has been issued by said Department or upon the failure of any owner of said premises or any person holding under said owner as tenant, lessee, or otherwise to comply with all statutes, orders, requirements, or decrees relating to said premises by any Federal, State or Municipal authority.