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The Mortgagor agrees that there shall be added to each monthly payment required hereunder, or under the evidence of the debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay at least thirty (30) days before they become due, all taxes, assessments and other similar charges against the above-described premises. Such added payments shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of the Mortgagee, and no interest shall be payable in respect thereof. Upon demand of the Mortgagee, the Mortgagor agrees to deliver to the Mortgagee such additional monies as are necessary to make up any deficiency in the amount necessary to enable the Mortgagee to pay the foregoing items. In the event of a default by the Mortgagor in the performance of any of the terms, covenants or conditions herein or in the evidence of the debt secured hereby by the Mortgagee may credit to the indebtedness secured hereby, in such manner as the Mortgagee shall determine, any funds of Mortgagor then in Mortgagee's possession under this paragraph.

If said Mortgagor shall well and truly pay or cause to be paid the sums of money as provided in said Note and shall duly keep and perform all the covenants, agreements, terms and conditions herein contained then these presents shall be null and void, but otherwise remain in full force and effect.

The said Mortgagor hereby covenants and agrees with said Mortgagee as follows:

To pay the indebtedness as hereinbefore provided promptly as the same becomes due, in accordance with the terms of the Note secured by this Mortgage.

To pay all taxes, assessments and public charges, general and special, of every nature, that may now or hereafter be levied or assessed upon or against said premises when due and payable according to law and before they become delinquent.

To keep all the improvements on said premises in good order and repair, and not to do or permit waste on said premises or to do or permit any other act whereby the property hereby conveyed shall become less valuable.

To keep the buildings on said premises constantly insured for the benefit of said Mortgagee against loss, in such companies and for such coverage and in amounts as may be satisfactory to said Mortgagee, until the debt hereby secured is fully paid;