

before delinquent all taxes, assessments and public charges, general and special, hereafter levied or assessed thereon, including all taxes or assessments levied or assessed against the indebtedness hereby secured or against this Mortgage or against the interest of the owner or holder of said Note secured hereby.

3. That it will keep the improvements now or hereafter on said premises and the personal property conveyed hereby insured against all casualties which may be required by Mortgagee in companies and amounts satisfactory to Mortgagee during the existence of the debt hereby secured, and will keep all such policies of insurance constantly assigned, pledged and delivered to Mortgagee with the premiums thereon fully paid; and for further securing the payment thereof, hereby confers upon Mortgagee full power to settle and compromise all losses covered by said insurance together with the right to demand, receive and receipt for all moneys payable thereunder, the same to apply toward the payment of said Note, unless otherwise paid; and in the event of foreclosure hereunder, all right, title and interest of Mortgagor in and to said insurance policies shall pass to the purchaser at said foreclosure sale.

4. That it will keep the improvements now or hereafter on said premises in good order and repair, and will not permit waste thereon, nor remove any of the improvements located on said premises, nor do or permit to be done any act whereby the property conveyed hereby shall become less valuable.

5. That in the event of the condemnation of all or any part of the property conveyed hereby, the remaining principal of said Note together with accrued interest thereon shall, at the option of the Mortgagee, without notice, become due and payable immediately, and as additional security for the debt secured hereby, Mortgagor assigns to Mortgagee all awards in such condemnation proceedings.