

(6) To comply with all requirements of law with respect to mortgaged premises and the use thereof.

B. This mortgage contract provides for additional advances which may be made at the option of the Mortgagee and secured by this mortgage, and it is agreed that, in the event of such advances, the amount thereof may be added to the mortgage debt and shall increase the unpaid balance of the note hereby secured by the amount of such advance and shall be a part of said note indebtedness under all of the terms of said note and this contract as fully as if a new such note and contract were executed and delivered. An Additional Advance Agreement may be given and accepted for such advance, and provision may be made for different monthly payments and a different interest rate, and other express modifications of the contract, but in all other respects this contract shall remain in full force and effect as to said indebtedness, including all advances.

C. In case of failure to perform any of the covenants herein, Mortgagee may do, on Mortgagor's behalf, everything so covenanted, and Mortgagee may also do any act it may deem necessary to protect the lien hereof. Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes, and such moneys, together with interest thereon at the rate of 10 per cent per annum, shall become so much additional indebtedness secured by this mortgage, with the same priority as the original indebtedness, and may be included in any decree foreclosing this mortgage and be paid out of the rents or proceeds of sale of said premises if not otherwise paid. It shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance, or claim advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; and the Mortgagee shall not incur any liability because of anything it may do or omit to do hereunder;

D. That it is the intent hereof to secure payment of