

6. That they will pay all taxes, assessments, sewer rents or water rates and other charges now or hereafter assessed or which may have become liens on or levied against said premises or any part thereof before any penalty is payable with respect thereto.

NOW, if the principal and interest of said Note be paid when due and the agreements in said Note and this mortgage be faithfully performed, then These Presents shall be null and void and the premises hereinbefore conveyed shall be released at the cost of Mortgagor. But if any of the agreements herein, or in said Note contained, be not kept or performed as aforesaid, then the remaining indebtedness secured hereby may, at the option of the Mortgagor, without notice, be declared due and payable for all

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purposes.

In the event of any default hereunder, or under said Note, Mortgagee shall be entitled to foreclose this mortgage and shall be entitled to a judgment for the sum due upon said Note and any additional sums paid by virtue of this mortgage, including all costs and expenses of enforcing the same, as provided by law, and shall be entitled to a decree for the sale of said premises in satisfaction of said judgment foreclosing all of the rights and equities of Mortgagor in and to said premises, as well as all persons claiming under them.

In the event of any default in the performance of any of Mortgagor's covenants or agreements herein, Mortgagee may, at the option of Mortgagee, perform the same, and the cost thereof, with interest thereon at Ten Percent [10%] per annum, shall immediately be due from the Mortgagor to the Mortgagee and secured by this mortgage.

The provisions of this mortgage shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators and assigns.