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AS ADDITIONAL SECURITY for the performance of each and every obligation hereby secured Mortgagor here by assigns to Mortgagee (with accountability only for sums actually received by it) all rents, royalties, or other income due or tablecome due under any or all leases or rental agreements now or hereafter on or affecting said premises or any part thereof, or otherwise due or to become due for the use or occupation thereof or the taking of oil, gas or other hydrocarbon substances therefrom, reserving to Mortgagor, however, so long as no default occurs in any such obligation, the jught to collect and retain such rents, royalties and other income as they become due and payable; and should the premises, or any part thereof, be condemned under the power of eminent domain, the damages awarded, to the extent of all indebredness hereby secured, shall be paid to and are by Mortgagor hereby assigned to Mortgagee, which shall pay or apply the same in the manner and to the extent herein provided for insurance money.

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## MORTGAGOR HEREBY COVENANTS AND AGREES WITH MORIGAGEE THAT:

1. Until all indebtedness hereby secured be fully paid. Mortgager shall before delinquency pay all taxes, assess function of the policy of policies therefore delinquency pay all taxes, and such payment, and Mortgage, shall contantity keep said buildings and improvements for policies therefore deposited with Mortgage, which may demand, collect and receive any or all money become a policy or policies therefore deposited with Mortgage or any part thereof on such item or items of such indebtedness hereing and there or not nor without allecting the amount hereby secured or any right of Mortgage or all money become any determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage or all money become any determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage or all money become any determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage or a there is and determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage or a target or a there is and determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage and there is any determine, whether then due or not nor without allecting the amount hereby secured or any right of Mortgage and there is any determine whether the due or not nor whoth all target or a thereby secured or any right of Mortgage and thereby secured or any right of Mortgage and thereby secured or any right of Mortgage and thereby secured thereby secured or any right of Mortgage and thereby secured or anot right or thereby secured or any right of Mortgage and

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