

A. 1

waste, and free from any mechanic's or other lien or claim of
lien not expressly subordinated to the lien hereof; (5) to com-
ply with all requirements of law with respect to mortgaged
premises and the use thereof.

B. That in case of failure to perform any of the cove-
nants herein, Mortgagees may do, on Mortgagor's behalf, every-
thing so covenanted; that said Mortgagees may also do any act
they may deem necessary to protect the lien hereof; and that
Mortgagor will repay, upon demand, any moneys paid or disbursed
by Mortgagees for any of the above purposes and such moneys,
together with interest thereon at the rate of ten per cent per
annum, shall become so much additional indebtedness secured by
this mortgage, with the same priority as the original indebted-
ness, and may be included in any decree foreclosing this mort-
gage and be paid out of the rents or proceeds of sale of said
premises if not otherwise paid.

Mortgagor hereby assigns to Mortgagees the rents and
income arising at any and all times from the property mort-
gaged to secure these notes, and hereby authorizes Mortgagees,
or their agent, at their option, upon default, to take charge
of said property and collect all rents and income and apply
the same on the payment of insurance premiums, taxes, assess-
ments, repairs, or improvements necessary to keep said prop-
erty in habitable condition, or other charges or payments
provided for in this mortgage or in the notes hereby secured.
This assignment of rents shall continue in force until the un-
paid balance of said notes is fully paid. It is also agreed
that the taking of possession hereunder shall in no manner pre-
vent or retard Mortgagees in the collection of said sums by
foreclosures or otherwise.

C. In case the mortgaged property, or any part there-
of, shall be taken by condemnation, the Mortgagees are hereby
empowered to collect and receive all compensation which may be
paid for any property taken or for damages to any property not