

to assume, timely pay, satisfy and discharge said notes and mortgages and they further covenant and agree to comply with the terms and conditions of said note and mortgage. The terms of said notes and mortgages are incorporated by reference hereto as if specifically set forth in this mortgage.

3. The parties of the first part will pay the indebtedness hereby secured and interest thereon promptly on the days specified for the same to become due and payable, and also on demand any other indebtedness that may accrue and become due and payable to the parties of the second part under the terms and provisions of this mortgage.

4. Parties of the first part will keep protected and in good order, repair and condition at all times the buildings and improvements (including fixtures) now standing or hereafter erected or placed upon the mortgaged premises and any and all appurtenances, apparatus and articles of personal property, including but not limited to furniture, furnishings and equipment, now or hereafter in or attached to or used in connection with said buildings or improvements, promptly replacing any of the aforesaid which may become lost, destroyed or unsuitable for use, and will keep insured the aforesaid real and personal property and the interests and liabilities incident to the ownership thereof, in manner, forms of coverage, forms, companies, sums and length of terms satisfactory to the parties of the second part; that all insurance policies are to be held by and, to the extent of its interests, are to be for the benefit of and first payable in case of loss to the parties of the second part, and the parties of the first part shall deliver to the parties of the second part a new policy as replacement for any expiring policy at least fifteen (15) days before the date of such expiration; that all amounts recoverable under any policy are hereby assigned to the parties of the second part and in the event of a loss the amount collected may, at the option of the parties of the second part, be used in any one or more of the following ways: (1) applied upon the indebtedness secured hereby, whether such indebtedness