

(c) to keep the mortgaged property free from liens of every kind which are prior to this mortgage;

(d) to pay before delinquency all taxes and assessments that may be levied, assessed or imposed upon any of the mortgaged property;

(e) not to permit waste of any of the mortgaged property;

(f) to maintain all buildings, structures and improvements now or at any time hereafter on any of the mortgaged real estate, and all mortgaged personal property, in good repair, working order and condition, and unceasingly insured for the Mortgagee's benefit with insurers and policies satisfactory to the Mortgagee, against loss or damage by fire to the extent of the full insurable value thereof and against other risks and hazards in such amounts as may be required by the Mortgagee from time to time for its protection, and will deliver the policies to the Mortgagee upon request, and

(g) not to remove any of the mortgaged personal property from the state wherein it is now located without the written consent of the Mortgagee.

Should the Mortgagors default in any of the covenants or agreements herein contained the Mortgagee may perform the same and all expenditures made by the Mortgagee in so doing shall be repayable by the Mortgagor without demand, together with interest thereon at the rate of six per cent (6%) per annum, and shall be secured by this mortgage. The Mortgagee shall be the sole judge of the validity of any tax, assessment or lien asserted against any of the mortgaged property, and payment thereof by the Mortgagee shall establish the right to repayment as herein provided.