

Nevertheless, the Mortgagors will execute and deliver such other and further instruments and do such further acts as may be deemed by the Mortgagee to be necessary or proper to carry out more effectually the purposes of this indenture, and will at any time, by express instrument of conveyance and mortgage, subject to the lien hereof any property or additional right, title or interest hereafter acquired or intended to be conveyed hereby if the Mortgagee so requires.

III

That they will duly and punctually pay the principal of and interest upon the note hereinabove described, and any renewals or substitutions therefor, at the times and in the amounts in said note or notes specified, and pay when due all sums secured hereby, and will keep, perform and observe each and every covenant and condition in the aforesaid loan agreement or in any agreement amendatory or supplemental thereto or in substitution thereof and in this mortgage expressed to be kept, performed and observed by and on the part of the Mortgagors.

IV

That they will pay or cause to be paid all taxes, assessments and other public charges which have been or may be levied, assessed or charged against the mortgaged property or any premises leased by the Mortgagors or any part thereof, or upon this mortgage, or the note or notes or other instruments evidencing indebtedness secured hereby, prior to delinquency, and will also pay, prior to delinquency, all other governmental levies, imposts and charges, whether state, federal or local, upon the income, profits, businesses or property of the Mortgagors, expressly including, but without limiting the generality hereof, excises,