

extension or renewal of any thereof or substitution therefor.

VI.

That they will keep said mortgaged property insured as may be required from time to time by the Mortgagee against loss or damage by fire and other hazards, casualties and contingencies, in such amounts and for such periods as may be required by the Mortgagee, with loss, if any, payable to the Mortgagee under mortgagee clause satisfactory to the Mortgagee, and will pay promptly when due any premiums on such insurance and deliver the premium receipts to the Mortgagee. All such insurance shall be effected with responsible insurance companies satisfactory to the Mortgagee and all policies of insurance covering any of the mortgaged property shall be delivered to and retained by the Mortgagee as additional security for the payment of the debt and moneys hereby secured.

VII.

That the businesses of the Mortgagors will be continuously carried on and conducted in an efficient manner. That they will keep, all and singular, the mortgaged property in good order, condition and state of repair and will not commit or permit any waste of the mortgaged property, or any part thereof. That they will endeavor to protect the merchantable timber upon the mortgaged real property from destruction or damage by fire, and that they will not without the consent of the Mortgagee cut, log, remove or sell any of such timber except for domestic use. That they will comply with and use said mortgaged property, and each and every part thereof, in strict conformity with all laws, ordinances, regulations and statutes with reference to the use, operation and registration thereof. That they will from time to time during the continuance of the lien of this mortgage make all