

WILL FROM TIME TO TIME EXECUTE AND DELIVER ALL SUCH PAPERS, AND DO OR CAUSE TO BE DONE ALL SUCH ACTS AS ARE NECESSARY FOR EFFECTUALLY CARRYING OUT THE INTENT HEREOF.

SECTION 4. THE MORTGAGOR SHALL AND WILL, AT ALL TIMES DURING THE LIFE OF THE SAID BONDS AND OF ANY OF THEM, KEEP AND MAINTAIN OR CAUSE TO BE KEPT AND MAINTAINED, AT THE OFFICE OF THE TRUSTEE, PROPER BOOK OR BOOKS FOR THE REGISTRATION OF BONDS ISSUED HEREUNDER, AND UPON PRESENTATION FOR SUCH PURPOSE THE MORTGAGOR SHALL AND WILL, BY THE TRUSTEE, REGISTER OR CAUSE TO BE REGISTERED THEREIN ANY OF SAID BONDS, AT THE EXPENSE OF SUCH HOLDER, UNDER SUCH REASONABLE REGULATIONS AS THE TRUSTEE MAY PRESCRIBE; AND FOR THE PURPOSE OF REGISTERING AND TRANSFERRING THE BENEFICIAL INTEREST IN SAID BONDS AND COUPONS, THE TRUSTEE IS HEREBY CONSTITUTED AND APPOINTED THE REGISTRAR OF THE MORTGAGOR. THE HOLDER OF ANY OF SAID BONDS MAY HAVE THE OWNERSHIP THEREOF REGISTERED ON SAID BOOK OR BOOKS AND SUCH REGISTRY NOTED ON THE BOND, AFTER WHICH NO TRANSFER OF SUCH BONDS SHALL BE VALID UNLESS MADE ON SAID BOOK OR BOOKS BY THE REGISTERED OWNER THEREOF IN PERSON OR BY ITS ATTORNEY DULY AUTHORIZED, AND SIMILARLY NOTED ON THE BOND, BUT SUCH BOND MAY BE DISCHARGED FROM REGISTRY BY BEING TRANSFERRED TO BEARER, AFTER WHICH IT SHALL BE TRANSFERABLE BY DELIVERY, BUT MAY BE AGAIN AND FROM TIME TO TIME REGISTERED AS BEFORE, SUCH REGISTRATION, HOWEVER, SHALL NOT AFFECT THE NEGOTIABILITY OF THE COUPONS BELONGING TO SUCH BOND, BUT EVERY COUPON SHALL CONTINUE TO PASS BY DELIVERY AND SHALL REMAIN PAYABLE TO BEARER.

SECTION 5. THE MORTGAGOR COVENANTS AND AGREES TO AND WITH THE TRUSTEE, ITS SUCCESSOR OR SUCCESSORS, AND ASSIGNS, THAT UNTIL ALL OF THE BONDS HEREBY SECURED, TOGETHER WITH THE INTEREST ACCRUED THEREON, SHALL BE FULLY PAID AND SATISFIED, IF IT CONSTRUCTS THE SAID MANUFACTURING PLANT OR SAWMILL HEREINBEFORE REFERRED TO, IT SHALL AND WILL KEEP ALL THE BUILDINGS, FIXTURES, EQUIPMENT, APPURTENANCES AND PROPERTY CONSTITUTING THE SAME AND CONVEYED HEREBY, AND WHICH CAN BE INSURED, FULLY INSURED AGAINST LOSS OR DAMAGE BY FIRE IN GOOD AND RESPONSIBLE INSURANCE COMPANIES, AND ALSO, IN ADDITION THERETO, INSURED IN SUCH AMOUNT AS THE TRUSTEE MAY DEEM REASONABLE, AGAINST LOSS OR DAMAGE BY EXPLOSION OF ANY STEAM BOILER OR BOILERS ON THE SAID SAWMILL PREMISES AND PROPERTY, AND ALSO ALL STEAM BOILERS COMPRISED WITHIN SAID PERSONAL PROPERTY HEREINBEFORE DESCRIBED AND SHALL AND WILL, AT ITS OWN PROPER COST, EXPENSE AND CHARGE, KEEP AND MAINTAIN THE MORTGAGED PROPERTY AFORESAID AND EVERY PART THEREOF, WITH THE FIXTURES AND APPURTENANCES THERETO BELONGING, IN GOOD AND PROPER REPAIR, ORDER AND CONDITION; AND SHALL AND WILL CAUSE ALL SUCH INSURANCE AFORESAID TO BE MADE PAYABLE IN CASE OF LOSS TO THE TRUSTEE, BY PROPER STIPULATIONS INSERTED IN THE POLICIES, AND DELIVER TO THE TRUSTEE, UPON ITS REQUEST, ALL SUCH POLICIES OF INSURANCE, AND ALL THE RENEWAL CERTIFICATES AND POLICIES THEREFOR, AS SOON AS AND WHENEVER SUCH INSURANCE IS EFFECTED; AND IN DEFAULT OF SO DOING THE TRUSTEE MAY, AT ITS OPTION, EFFECT SUCH INSURANCE IN ITS OWN NAME AS SUCH TRUSTEE AFORESAID AND ALL MONEYS PAID BY THE TRUSTEE, TOGETHER WITH THE INTEREST THEREON AT THE RATE OF SIX (6) PER CENT. PER ANNUM, SHALL BE REPAYED BY THE MORTGAGOR UPON DEMAND, AND SHALL BECOME SO MUCH ADDITIONAL INDEBTEDNESS SECURED BY THIS INSTRUMENT, AND TO BE PAID OUT OF THE PROCEEDS OF ANY SALE HEREUNDER OF SAID PROPERTY, IF NOT OTHERWISE OR PREVIOUSLY PAID BY THE MORTGAGOR; AND THE TRUSTEE SHALL HOLD ALL SUCH POLICIES OF INSURANCE AS COLLATERAL AND ADDITIONAL SECURITY FOR THE PAYMENT OF EACH AND EVERY OF THE BONDS OF SAID SERIES OUTSTANDING AND UNPAID, AND THE INTEREST THEREON AND ANY ADVANCES MADE HEREUNDER, AND THE FULFILLMENT OF THE COVENANTS AND AGREEMENTS IN THIS INSTRUMENT CONTAINED BY THE MORTGAGOR TO BE KEPT AND PERFORMED.