of same; that it has full power and lawful right to convey, sell, mortgage, transfer and assign the same, and said Company does hereby fully warrant the title of said property and will defend against the claims of unlawful persons whomsoever.

PROVIDED FURTHER, HOWEVER, and despite any provisions to the contrary herein contained notwithstanding, Wunda Weve Carpet Co. shall have the right in due course of business and from time to time, to sell, free and discharged from any and all liens under this agreement, any machinery or other equipment, furniture or fixtures irrespective of its value at the time, upon replacing the same with new or improved machinery or equipment, furniture, or fixtures of approximately equal or greater value and Wunda Weve Carpet Co. shall also have the right from time to time and in the due course of business to sell obsolete or excess machinery, auxiliary equipment, furniture or fixtures of any kind whatsoever, free and discharged from any and all liens created by this instrument. It is further specifically understood and agreed that Wunda Weve may purchase from time to time additional equipment, machinery, accessories, furniture and fixtures and finance such purchases by purchase money mortgages, which purchase money mortgages shall, insofar as the specific property covered by the purchase money mortgage is concerned, constitute liens prior in rank to the lien created by this instrument.

ARTICLE III

As long as the principal sum in Article I hereof or any unpaid balance thereof shall remain outstanding, Wunda Weve Carpet Co. agrees that it

a. Will promptly pay and discharge or cause to be paid or discharged all lawful taxes, assessments, charges or levies imposed upon the property or income of Wunda Weve Carpet Co. before the same shall become in default, as well as all lawful claims for labor, materials, and supplies; provided, however, that Wunda Weve Carpet Co. shall not be required to pay and discharge, or cause to be paid and discharged, any tax, assessment, charge, levy, or claim of any kind whatsoever, so long as its