

the Property, in the manner and form herein done or intended hereafter to be done. Mortgagor will forever warrant and defend its interests in the Property to Mortgagee against the claims of all persons and parties whomsoever.

4. Mortgagor will perform or observe or cause to be performed or observed all the terms, covenants and conditions of this Mortgage required to be performed or observed.

5. Mortgagor will punctually pay or cause to be paid the principal and interest to become due in respect of the Note at the times and place and in the manner specified therein.

6. (a) All right, title and interest of Mortgagor in and to all extensions, improvements, betterments, renewals, substitutes and replacements of, and all additions and appurtenances to, the Property or any part thereof hereafter constructed or acquired by Mortgagor, immediately upon such construction or acquisition and without any further act, shall become and be part of the Property covered by and subject to this Mortgage with the same effect as though now owned and described herein, but Mortgagor will execute and deliver on demand, such instruments of further assurance as Mortgagee may reasonably require specifically to subject the same to this Mortgage and perfect the interest of Mortgagee therein.

(b) If any amounts are received by Mortgagor as condemnation awards and/or insurance proceeds with respect to the Property, such amounts shall be deposited in and held in trust by a commercial bank, savings bank or savings and loan institution

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