

6. That the mortgagor will pay all taxes, assessments, water rates, sewer rents and other charges and any prior liens now or hereafter assessed or liens on or levied against the Premises or any part thereof, and in case of default in the payment thereof when the same shall be due and payable, it shall be lawful for the mortgagee, without notice or demand to the mortgagor, to pay the same or any of them; that the moneys paid by the mortgagee in discharge of taxes, assessments, water rates, sewer rents and other charges and prior liens shall be a lien on the Premises added to the amount of said note or obligation and secured by this mortgage, payable on demand with interest at the rate applicable under the Note from time of payment of the same, and that upon request of the mortgagee, the mortgagor will exhibit to the mortgagee receipts for the payment of all items specified in this paragraph prior to the date when the same shall become delinquent.

7. That if at any time after the occurrence of an event of default, in the opinion of mortgagee, a receivership may be necessary to protect the property herein before or after maturity of the indebtedness hereby secured, or at the time of or after the institution of suit to collect such indebtedness, or to enforce this mortgage, mortgagee shall as a matter of strict right and regardless of the value of the security for the amounts due hereunder or secured hereby, or of the solvency of any party bound for the payment of such indebtedness, have the right to the appointment, by any court having jurisdiction, of a receiver to take charge of, manage, preserve, protect, and operate the Premises to collect the rents, issues, profits, and income thereof, to make all necessary or needful repairs, and to pay all taxes and assessments against the Premises and insurance premiums for insurance thereon, and after the payment of the expenses of the receivership and management of the property, to