

Further, the mortgagor agrees that within thirty (30) days after any property taxes or assessments become due during the tenure of this mortgage that mortgagor will submit evidence of payment to mortgagee and if mortgagee incurs any expense as a result of a failure to so comply, then mortgagee may add the amount of such expense to its mortgage balance as a part of the debt.

5. AND IT IS FURTHER COVENANTED that the said mortgagor, its agents, and tenants, shall keep the aforesaid premises in as good order and condition as they now are, and not commit waste, or any injury, to such an extent as to impair the value of the same as a security for the said loan.

6. AND IT IS FURTHER COVENANTED that in the event the mortgagor, its successors and assigns, do not keep said property and all equipment, appurtenances and accessories in proper repair and condition as hereinbefore specified, then the mortgagee or its assigns, may have the necessary repairs made and the cost thereof added to the amount of said principal and made a part thereof. And the same shall draw interest from the time of said payment for said repairs at the rate of Seven and one-fourth ( $7\frac{1}{4}$ ) per centum per annum, and shall, with interest, be covered by the security of this mortgage.

7. AND IT IS FURTHER COVENANTED that in case of any litigation between the parties to this mortgage, the said mortgagor shall not deny the corporate character of the said The Life Insurance Company of Virginia, nor require any proof of each corporate character or such agency.

8. As additional security, the mortgagor shall execute and deliver a chattel mortgage, in proper form, unto the mortgagee which chattel mortgage shall encumber the furniture, equipment