care, nor for loss unless the same shall happen through its own wilful default. And shall not be bound to act, as hereinbefore provided in accordance with any direction or request of the mortgagor or its board of directors until a certified copy of the resolution or vote containing such direction or request shall be delivered to the trustee. And shall not be responsible for the recitals herein contained or for the filing or refiling of this instrument, or for insuring the mortgaged premises, or renewing and policies of insurance; or for the execution recording, or validity of this indenture or of the bonds issued under or intended to be secured hereby, or the sufficiency of the security comprised in the same, or for keeping down taxes, charges, assessments or liens upon the mortgaged premises, or otherwise as to the maintenance of this security, or be bound to ascertain or inquire as to the performance or observance of any of the covenants or agreements on the part of the mortgagor, or as to the payment or discharge of taxes, charges, assessments or liens in respect of the mortgaged premises or otherwise but the trustee may in its discretion, file or refile this instrument, make or renew any such insurance, or pay and discharge any such taxes, charges assessments, liens and insurance moneys in case of default in respect thereof by the mortgagor, and the trustee may require the mortgagor to keep it fully informed and advised as to the performance of the covenants and agreements aforesaid and as to the condition of the mortgaged premises. And shall be authorized in all cases to pay such reasonable renumeration as it shall deem proper to all attorneys, officers, agents, servants, and employees that it may reasonably employ in the