

that such excess of taxes shall be paid by said Trustee and the party of the First part shall in no case be liable therefor.

THIRD. That the said mortgagor will keep all destructible property described in this mortgage or situate upon the lands described in this mortgage insured against loss or damage by fire in responsible insurance companies, approved by the Mortgagee, to the full insurable value, thereof, and pay the premiums therefor; any and all sums realized by reason of loss covered by said policies of insurance to be payable to the said Mortgagee by proper stipulation inserted in the policy or policies as his interest created by this mortgage may appear, and will deliver the said policies and all the renewal certificates therefor as soon as issued to said Mortgagee. In case of loss, said Trustee shall allow the insurance money received on any policy of insurance procured by the Company to be applied by the Company toward the replacement of or additions to the property destroyed or injured, if the Company shall in writing so request; and said Trustee shall, upon request, pay over to the Company for that purpose, on receipt of proper vouchers showing that said property has been replaced by new or additional property costing as much as the amount of money so paid over, andy or all of such insurance received on policies procured by the said Company; but if the Company shall not within one hundred twenty (120) days from the time of such loss request said trustee in writing so to apply such insurance then the same shall be paid into sinking fund and shall be used so far as it will go to pay bonds of the Company called for payments. In case of any loss covered by any policy of insurance, any appraisalment or adjustment of such loss and settlement and payment of indemnity therefor which may be agreed upon between the Company and any insurance Company may be consented to and accepted by said Trustee shall be in no way liable or responsible for the collection of any insurance in case of any loss.

FOURTH. If said mortgagor makes default in the payment of any of the aforesaid taxes, assessments, rates and charges or labor, mechanic's or other liens, or in procuring and maintaining insurance as above covenanted, said mortgagee, his representatives or assigns, may pay such taxes, assessments rates and charges or labor, mechanic's or other liens, and effect such insurance, and the sum so paid shall be a further lien on the aforesaid premises and property under this Mortgage, prior and superior to said bonds and coupons and payable forthwith, with interest at the rate of six per cent per annum.

FIFTH. Should default be made in the payment of any installment of principal maturing hereon before the whole thereof becomes due, or of any installment of interest when the same becomes due, or of any taxes, assessments, rates and charges, or of any labor, mechanic's or other liens or of any premiums of insurance, or of any part thereof, when the same are payable as above provided, and should the same or any part thereof remain unpaid for a period of thirty (30) days, then and from thenceforth, the aforesaid principal sum with all arrearages of interest, shall, at the option of said mortgagee, his legal representatives or assigns, become due and payable therefrom and thereafter, although the period above limited for the payment of the same shall not then have expired, anything hereinbefore or in said bonds contained to the contrary thereof in anywise notwithstanding.

SIXTH. All of the aforesaid covenants shall run with the said leased premises and property hereby mortgaged.

SEVENTH. That upon default being made in the payment of principal or interest hereon, or of any part thereof at the time the same becomes due and payable according to the