

any further necessary assurance of the title to said premises and will forever warrant said title.

FIFTH:- The holder of this mortgage, in any action to foreclose it, shall be entitled, without regard to the value of the mortgaged premises or the adequacy of any security for the mortgage debt, to the appointment of a receiver of the rents and profits of said premises; and said rents and profits are hereby, in the event of any default in paying said principal or interest, assigned to the holder of this mortgage.

SIXTH:- And the said parties of the first part, for themselves, their heirs, executors, and administrators, do further covenant and agree, until full payment of the amount hereby secured, to deliver satisfactory insurance policies to said company at its Home office in New York City, and renewals of insurance to be delivered at the Home office of said Company three days before their expiration, and to bear pay and discharge, when the same may become due and payable, all premiums of insurance and all taxes, assessments, rates, charges or impositions, whether, Municipal, County, State or Federal, which now are or which may be levied, or assessed by law upon the said mortgaged premises, or any part thereof, or upon this mortgage, or the debt secured thereby, or upon the interest payable and paid thereon, and also to discharge any other lien or encumbrance upon the premises, superior to the lien of these presents, that may now exist or may hereafter attach thereto, and exhibit receipts of the proper persons when required, to grantee at its said office; and in default thereof that it shall then be lawful for the said grantee, its successors or assigns, to pay such insurance premiums and to cause tax searches to be made and to pay the amount necessary to discharge and extinguish such tax, assessment, charge, lien or incumbrance, with any penalty that may have accrued thereon, and with any expenses attending the same, including the reasonable charges for services or counsel fees of any person employed to pay or discharge the same, or to adjust the amount thereof, or to advise in respect thereto; and any amount so paid, including search fees, the grantors for themselves, their heirs, executors, and administrators, covenant and agree to repay at the said office of grantee, on demand to the said grantee, its successors or assigns, with interest thereon, and the same shall be a lien on said premises, become a part of the principal debt, and be secured by these presents; and collectible thereby and if any such tax, assessment, rate, charge, imposition or lien imposed by law is suffered by grantors, their heirs, executors, administrators or assigns, to be and remain in default, for the space of thirty days, or any such other lien or encumbrance to remain undischarged and unsatisfied for the space of thirty days, then, at the option of grantee, its successors or assigns, the principal sum hereby secured shall immediately become due and payable.

SEVENTH:- And it is hereby further agreed by the parties hereto that if, at any time before the principal sum by said bond secured shall become payable, as above expressed, any law shall be passed imposing, or authorizing the imposition or any specific tax upon mortgages, or upon bonds secured by mortgages, or upon the principal or interest moneys secured by bonds or mortgages, or by virtue of which the owner for the time being of the land above described shall be authorized to pay any such tax upon the said Bond and Mortgage, or either of them, or the principal or interest moneys thereby secured, and deduct the amount of such tax paid from any