

do or permit waste of the premises hereby mortgaged.

Fourth. That so long as said notes shall remain unpaid in whole or in part, she will keep the building now erected or any which may hereafter be erected on said premises insured against loss or damage by fire to the extent of Sixty-two Hundred Dollars, in some Company or Companies acceptable to said mortgagee and for the benefit of said mortgagee and will deliver the policies and renewals thereof to said mortgagee.

And it is further expressly understood and agreed between the parties as follows:

First. Should the said mortgagor her heirs, legal representatives or assigns fail to pay any part of said principal sum or the interest thereon, as the same becomes due according to the tenor and effect of said principal and interest notes, or fail to perform any of the covenants and agreements herein contained on the part of the mortgagor, to be kept and performed, then, and in any of such events, the entire debt remaining secured by this mortgage shall at once become due and payable if the holder thereof so elects, and all notice of such election is hereby waived.

Second. Should the said mortgagor her heirs, legal representatives or assigns, fail to make payment of any taxes, assessments, fire insurance premiums and other charges payable by her, the said mortgagee, may at its option make payment thereof, and the amount so paid with interest thereon at six per centum per annum shall be added to and become part of the debt secured by this mortgage without waiver of any right arising from breach of any of the covenants and for such payment with interest as aforesaid the premises hereinbefore described as well as the mortgagor, her heirs, legal representatives and assigns, shall be bound to the same extent that they are bound for the payment of the notes herein described.

Third. If default shall be made in the payment of the principal note or the interest notes hereinabove mentioned, or of any part of either, at the respective times therein specified for the payment thereof, or if default be made by the mortgagor in the performance of any of the covenants or agreements contained in this mortgage, the said mortgagee, its successors or assigns, shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof and apply the same, after payments of all necessary charges and expenses, on account of the amount hereby secured, and the said mortgagor do, as additional security, hereby assign, set over and transfer unto the said mortga-

(Next Page)