

assigns forever. And the said Mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said United States Mortgage and Trust Company, its successors and assigns, from and against himself, his heirs, executors, administrators and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof; and do covenant and agree that will execute or procure any further necessary assurance of the title to said premises.

Provided always that if the said mortgagor his heirs, executors, and administrators, shall and does well and truly pay, or cause to be paid unto the said United States Mortgage and Trust Company, its successors or assigns, the said debt or sum of money of or said, with the interest thereon, according to the tenor and effect of said principal note, and the interest notes, therein referred to, and shall keep and perform all the covenants and agreements herein contained on the part of the said mortgagor to be kept and performed, then these presents and the estate hereby granted shall cease, determine and be void, but otherwise shall remain in full force and effect.

And the said mortgagor for his heirs, executors, and administrators, hereby covenant and agree with said United States Mortgage and Trust Company, its successors or assigns as follows:

First. That he will pay the principal note and the interest notes herein before referred to and described promptly as they become due according to the tenor thereof.

Second. That so long as said notes shall remain unpaid in whole or in part he will pay all taxes, assessments and other charges that may be levied or assessed upon, or against the said premises, or on this mortgage, or on the debt secured thereby, when due and payable according to law and before they become delinquent.

Third. That he will keep all the improvements erected on said premises in good order and repair, and will not do or permit waste of the premises hereby mortgaged.

Fourth. That so long as said notes shall remain unpaid in whole or in part, he will keep the building now erected, or any which may hereafter be

(NEXT Page.)