

Any suit or action hereupon or hereunder.

Second: That the Mortgagor agrees to Pay all taxes and Charges assessed on said land before the same shall become delinquent and immediately thereafter exhibit to the said Mortgage, his heirs or assigns, or the holder of the within secured notes, or any of them, satisfactory evidence of the Performance of this Covenant.

Third: The said Mortgagor agrees that he will, at his own expense, during the Continuance of this deed, keep the buildings on said Premises insured against loss by fire, in some stock Fire Insurance Company or Companies acceptable to said Mortgage, his heirs, or assigns, for an Amount not less than Four Thousand, Five Hundred (\$4,500.00) Dollars, with loss, if any, Payable under New York Standard Mortgage Clause to said Mortgage, his heirs or assigns, as his or their interest may appear.

Fourth: That the said Mortgagor, agrees that if he shall fail to Pay the taxes or to insure the buildings on the lands herein described, as is hereinbefore stipulated, the said Mortgage, his heirs or assigns, may at their option without notice Pay the taxes, effect such insurance and Pay any Premiums due thereon; and the Amount so Paid by them shall thereupon become part of the debt herein secured, and with interest at the rate of six Per Cent. Per Annum, until Paid, shall become due and Payable along with the next installment of interest.

Fifth: That the said Mortgagor, his Agents and tenants, will Permit, Commit or suffer no waste, impairment or deterioration of said Property; that he will keep all the buildings, fences and other improvements on said land in as good Condition of repair as they now are, and should there be impairment or deterioration in their value in the opinion of the said Mortgage, his heirs or assigns, the said S. S. Townsend, will immediately upon demand, make such repairs as the said Mortgage, his heirs or assigns, may deem necessary and reasonable, in default of which the said Mortgage, his heirs or assigns, may enter and Comply with all the terms and Conditions of this Covenant, and any amount so expended shall be fully and effectively secured hereby, and with interest at the rate of Six Per Cent. Per Annum, until Paid, shall become due and Payable along with the next installment of interest. And the said S. S. Townsend, covenants he will not alter, tear down or remove any of said buildings or other improvements, without the express Consent in writing of the said Mortgage, his heirs or assigns.

Sixth: That if any default be made in the Payment of any of the indebtedness herein Provided for, when the