

all and singular the said premises into the said Mary Black Clinie its heir and assigns from and against me and my heir, executors Administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof. And it is hereby covenanted and agreed between the parties hereto, representing themselves, their successors, heirs executors Administrators and assigns as follows, to-wit-

First that the said H. D. Hughes I agree to pay the said debt or sum of money with interest thereon, according to the true intent and meaning of the said note (or any renewal thereof or renewal of any portion thereof), together with all cost and expenses which the said Mary Black Clinie shall incur or be put to, including the attorney's fee called for or if not called for in said note then a reasonable attorney's fee chargeable to the above described mortgaged premises for collecting the same by demand of attorney or by legal proceedings.

Second, that the said
 agree to insure the houses and buildings upon said premises for not less than
 dollars in a company or companies
 satisfactory to the said

and keep the same insured from loss or damage by fire and assigns the said policy or policies of insurance to the said

And that in the event the said
 shall at any time fail to do so then the said
 may cause the same to be insured
 and reimburse for the premiums
 and expenses of such insurance under this
 mortgage with interest; or may proceed to foreclose
 the same as though default in payment
 had been made

Third, that in the event any part of said debt hereby secured, or interest thereon shall become past due and unpaid the said H. D. Hughes give to the said Mary Black Clinie the right and privilege to declare the whole debt hereby secured immediately due and payable and collectable under this mortgage at its option

Fourth, that if at any time any part of said debt or interest thereon be past due and unpaid the said H. D. Hughes hereby