

its successors and assigns forever.

And said, Mortgagors do hereby bind themselves and their heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said State Planters Bank and Trust Company, its successors and assigns against themselves and their heirs, and against every person, whomsoever, lawfully claiming, or to claim the same or any part thereof.

Provided always nevertheless, and it is the true intent and meaning of the parties to these presents that if the said Mortgagors do, and shall well and truly pay or cause to be paid unto the said State Planters Bank and Trust Company, its successors and assigns, the said debts and sums of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes, and the conditions therein written, then this deed of bargain and sale shall cease and be void; otherwise it shall remain in full force and authority.

The grantors covenant to pay all taxes, levies and assessments which may be charged upon the property hereby conveyed so long as any part of the debt hereby secured remains unpaid, and they will within twenty days of the due date of such taxes or assessments, exhibit receipts of the proper officers to the Mortgagee, or its successors or assigns herein showing the payment thereof, and to keep the improvements upon said property constantly insured in some responsible insurance company or companies satisfactory to the Mortgagee, or its successors or assigns in a sum not less than \$6,000.00 for the benefit of the note holder or holders, and to deliver renewals thereof to the said mortgagee, or its successors or assigns one week in advance of the expiration of same, stamped paid by the agent or company issuing the policy, and to make payable and deliver all policies of insurance to the said mortgagee or its successors or assigns.

In the event of failure of the Grantors
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