

my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said mortgage Guaranty Company of America, its successors and assigns from and against myself, my heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same, or any part thereof.

And it is agreed by and between the said parties, that the said mortgagor (which expressions herein shall include his, her or its successors heirs, executors, administrators or assigns) shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of six thousand dollars (\$6,000.00) dollars and assign the policy of insurance to the said mortgagee (which expressions herein shall include his, her or its successors, executors, administrators or assigns); and in case he or they shall at any time neglect or fail so to do, then the said mortgagee may cause the same to be insured in his or its own name, and reimburse himself or itself for the premium and expenses of such insurance under this mortgage.

And it is further agreed, that said mortgagor shall promptly pay all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, and reimburse himself or itself under this mortgage.

And it is further agreed, that said mortgagor shall not do or suffer any act to be done in upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt; Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor do and shall well and truly pay, or cause to be paid, unto the said mortgagee, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond, note, or other obligation, and all insurance, premiums and taxes, then this