

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, and it is covenanted and agreed that at all times during the continuance of this mortgage and until said mortgage shall be fully paid or released, the mortgagor will keep the buildings on said premises unceasingly insured against fire in such responsible insurance company or companies, as shall be satisfactory to the mortgagee, in the amount then secured by this mortgage, with a mortgagee and subrogation clause satisfactory to the mortgagee attached to said policy or policies of insurance; that if a greater amount of insurance is placed upon the said buildings than the amount aforesaid, all such insurance shall be made payable in case of loss as aforesaid and with like subrogation clause; that all of said insurance policies shall be at all times deposited with the mortgagee and that all premiums on all of the policies of insurance shall be promptly paid when due. In case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in rebuilding and restoring the damaged buildings as the mortgagee may elect, and it is further covenanted and agreed that in the event that the mortgagor shall fail to pay any premiums for insurance upon said buildings, then the mortgagee or its assigns shall have the right to insure said buildings and to pay the premiums therefor and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of six per cent per annum. It is further covenanted and agreed that the said mortgagor shall procure or cause to be procured from the mortgagee, or some other reliable Life Insurance Company, a policy or policies of Life Insurance of a kind satisfactory to said mortgagee to the amount of Five Thousand dollars on the life of some person acceptable to said mortgagee as an insurance risk, and will pay or cause to be paid as they become due all premiums on said policy