

and said mortgagor does hereby bind, herself and her 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 herself and her 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 party to these presents that if the said Mortgagor does, and shall well and truly pay or cause to be paid unto the said State, Planters Bank and Trust Company, its successors or 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 grantor covenants 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 she will within twenty days of the date due of such taxes or assessments, exhibit receipts of the proper officers to the mortgagee, its successors or assigns herein showing payment thereof, and to keep the improvements upon said property constantly insured in some responsible insurance company or companies, satisfactory to the mortgagee, its successors or assigns in a sum not less than \$4,500.00 for the benefit of the note holder or holders, and to deliver renewals thereof to the said mortgagee, its successors or assigns one week in advance, or 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, its successors or assigns.

In the event of the failure of the Grantor to pay such taxes, levies, or maintain such insurance, then the mortgagee its successors or assigns may as it sees fit and it is hereby authorized to pay such taxes, levies or assessments, and affect or renew such insurance, but nothing herein contained shall be construed
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