

to be paid unto the said State Planters Bank & Trust Company, its successors or assigns, the said debt and sum 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 \$2,000.00 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 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 effect or renew such insurance, but nothing herein contained shall be construed to require the mortgagee or its successors or assigns to take any such action. Any sums so paid by the mortgagee, or its successors or assigns for such taxes, levies or assessments, or insurance, with interest thereon at the rate of eight per cent per annum, shall constitute a lien under and by virtue of this mortgage on the property hereby conveyed, and in event of sale, shall be treated as a part of the expense of executing this mortgage, and also shall be recoverable by all the remedies at law or in equity by which the debt aforesaid may be recoverable.

And it is covenanted that if the said mortgagors do not hold said premises by title in fee simple, or have not good right and lawful