

they shall at any time neglect or fail so to do then the said mortgage, its successors or assigns, may cause the same to be insured in its own name and reimburse itself for the premium and expenses of such insurance under the mortgage.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor does and shall well and truly pay or cause to be paid unto the said mortgagee, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note, and all sums of money provided to be paid by the mortgagor, its successors or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue, and it is agreed, by and between the said parties, that the mortgage is to hold and enjoy the said premises until default in any payment of principal, or of any interest at the time the same is due, shall be made, upon any default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon any default in the payment of any and all sums of money provided to be paid by the mortgagor, its successors or assigns, under the covenants of this mortgage; or if the mortgagor, its successors or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the mortgagee, its successors or assigns, the whole debt shall, at the option of the mortgagee, its successors or assigns, become at once due and payable and this mortgage may be foreclosed by said mortgagee, its successors or assigns. It is agreed and covenanted by and between the said parties that if the said mortgagor does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same; or if said premises are not free and clear of all liens and encumbrances whatsoever; or if any suits have been
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