

Dollars, and assign the Policy of insurance to the said mortgagee (which expression 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 deed of bargain and sale shall cease, determine and be utterly null and void. But in case of non payment of the said debt or sum of money, with interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the <sup>said</sup> bond, note or other obligation, or in case the said mortgagor shall neglect or fail to pay promptly when due the taxes upon the said property, or to insure the house and building on said land and keep the same insured as aforesaid, or to observe any of the covenants and agreements herein on his part, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything herein before or in said obligation contained to the contrary notwithstanding, and upon said debt being due and collectible, it shall and may be lawful for the said mortgagee Guarantee Company of America, its successors and assigns, and the said Tom H. Nichols

(over)