

of title to the said premises, and also to warrant and forever defend all and singular the said premises, unto the French Broad Hospital, Incorporated, its successors and assigns from and against myself and my heirs, executors and assigns and all other persons lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the parties hereto that the said mortgagor, his heirs, executors and administrators shall keep the buildings erected or to be erected on said premises insured against loss and damage by fire with loss clause made payable to the mortgagee for an amount not less than Three hundred fifty (\$350.00) dollars in such company as shall be approved by the said mortgagee, its successors or assigns, and shall deliver the policy to said mortgagee and upon default thereof, the said mortgagee may effect such insurance and receive benefit thereunder this mortgage for the expenses thereof, with interest thereon from the date of its payment and in other option of loss by fire, all amounts received upon such policy shall be paid to the mortgagee subject to the amount of the indebtedness of the said mortgagor and unpaid.

And it is further agreed by and between the parties hereto that upon default being made in the payment of the principal and interest in the said bond or installment thereof, or stipulated payment of the taxes or assessments against said property when due and the same shall generally at be some due and the mortgagor shall pay public taxes and assessments against said property when due and the mortgagor, its successors or assigns, shall be liable for a like default continuing for ten days after notice from the mortgagee, its successors or assigns, failing for a like default to make good such default by payment, then the entire amount of the debt secured or intended secured hereby shall become due at the option of the said mortgagor, its successors or assigns, although the debt is not due, and it is agreed by and between said parties that should legal proceedings be instituted for the collection of the debt secured hereby, and in that event, the said mortgagee, its successors and assigns, shall have the

*Witness my hand and seal of office this 15th day of March 1902*  
*James M. [Signature]*  
*Notary Public*