

more do and shall well and truly, pay or cause to be paid, unto the said New York Life Insurance Company, its successors or assigns, the said debt or sum of money aforesaid, with interest thereon as aforesaid, and shall perform the covenants herein contained according to the true intent and meaning of said note and 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.

1. And it is hereby covenanted, By and between said parties, that the said mortgagors, heirs, executors, administrators or assigns, will pay said note - with interest thereon as the same becomes due and payable; and will pay all taxes and assessments on said mortgaged premises before the same become delinquent, and will deliver receipts therefor to the mortgagee at its Home office, and will keep all fences, buildings and other improvements now on said premises, and hereafter put thereon, in good condition and repair, and will do no act by which the value of said premises may be impaired.

2. And it is further covenanted, That the said mortgagors, heirs, executors administrators or assigns, will insure the buildings on said premises against loss by fire in the sum of Fifteen Thousand (\$15,000.00) Dollars, in some responsible insurance companies, approved by the said mortgagee, its successors or assigns, with loss, if any, payable to the said mortgagee, its successors or assigns, as their interests may appear, and deliver the policies of insurance to said mortgagee; all renewal policies to be delivered to the mortgagee at its Home office, at least three days before the expiration of the old policies, and if any more insurance is taken on the property that all policies for same shall be delivered to said mortgagee and loss made payable to said mortgagee, its successors or assigns, the same as in the required policy, and in case the insurable improvements on said real estate are destroyed or damaged by fire, the said mortgagee, its successors or assigns shall have the right to apply the moneys
(Over)