

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 \$4,000.00, for the benefit of the noteholder 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 Grantor 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 herein 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 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 incumbrances whatsoever, or if any suits have been begun affecting the same or if any tax or assessment be made or levied upon the debt secured hereby or upon the mortgagee or its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the mortgagee or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable and the mortgagor or the person or persons claiming or holding under the mortgagor shall at once pay the entire indebtedness secured hereby.

And it is further covenanted and agreed that in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection, or be collected by legal proceedings, or if it becomes necessary to establish

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