

Mortgagor, its successors or assigns under the covenants of this mortgage, that 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 Mortgagor 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 begun or shall be begun affecting the same, or if any tax or assessment be made or levied upon the debt secured hereby, or upon the Mortgage, 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 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. The Mortgagor will pay all taxes or charges and any public rates or assessments on the above described property, and every part thereof, promptly as they become due and before