

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 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, 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 they become delinquent, and upon the Mortgagor's failure to so pay the said taxes, charges, public rates or assessments, the Mortgagee shall have the right to pay same, and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment until repaid, at the rate of eight (8%) per cent. per annum.

And It Is Further Agreed and Covenanted by and between the said parties that until the debt hereby secured be paid, the Mortgagor, its successors or assigns, shall and will pay all taxes or assessments on the property hereby mortgaged or this mortgage or note secured hereby when due and payable, and in case it fails to do so, the said Mortgagee, its successors or assigns, may pay said taxes or assessments, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same under this mortgage.

And if at any time any part of said debt, or  
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