

Donaldson, J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes their 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 land and premiums of insurance against said premises before the same become delinquent, 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 J. O. Donaldson, J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes their heirs, executors, administrators or assigns, will insure the buildings on said premises against loss by fire in the sum of Thirty-five hundred (\$35-00.00) 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 successor or assigns, as their interests may appear, and deliver the policies of insurance to said mortgagee, 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 collected from the insurance in payment of the debt secured hereby whether due or not.

3. And it is further covenanted, That if the said J. O. Donaldson, J. O. Donaldson, Mrs. Nannie D. Furman and Mrs. Sarah E. Barnes their heirs, executors, administrators or assigns shall fail to pay said taxes and assessments or shall fail to procure and keep up said insurance, as herein agreed, then said mortgagee, its successors or assigns, may pay said taxes and assessments, and effect said insurance, and charge the sum so paid against said J. O. Donaldson.