

heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Security Life and Trust Company of Winston-Salem, N. C., its successors and assigns against me and my heirs, and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

Provided Always Nevertheless, and it is the true intent and meaning of the parties of these presents that if the said D. B. Stunt does and shall well and truly pay or cause to be paid unto the said Security Life and Trust Company of Winston-Salem, N. C., its successors or assigns, the said debts and sums of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes and the conditions therein written, then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

And it is covenanted and agreed that at all times during the continuance of this mortgage and until said mortgage shall be fully paid or released, the Mortgagor will keep the buildings on said premises unceasingly insured against fire in such responsible insurance company or companies as shall be satisfactory to the Mortgagee, in the amount then secured by this mortgage, with a mortgage and subrogation clause satisfactory to the Mortgagee attached to said policy or policies of insurance; that if a greater amount of insurance is placed upon the said buildings than the amount aforesaid, all such insurance shall be made payable in case of loss as aforesaid and with like subrogation clause; that all of said insurance policies shall be at all times deposited with the Mortgagee and that all premiums on all of the policies of insurance shall be promptly paid when due. In case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in rebuilding and restoring the damaged buildings as the Mortgagee may elect. And it is further covenanted and agreed that in the event that the Mortgagor shall fail to pay any premiums for insurance upon said buildings, then the Mortgagee or its assigns shall have the right to insure said buildings and to pay the premiums therefor and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of six per cent per annum.

It is further covenanted and agreed that the said Mortgagor shall procure or cause to be pro-