

and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Alfred Moore, as Administrator, his successors and Assigns from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it is hereby covenanted and agreed between the parties hereto, representing themselves their Successors, Heirs, Executors, Administrators and Assigns, as follows to-wit-

First: That the said L. C. Black agree to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said notes or any renewal thereof, or renewal of any portion thereof, together with all costs and expenses which the said Alfred Moore, as Administrator, shall incur or be put to, including the attorney's fee called for, or if not called for in said notes then a reasonable attorney's fee chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

Second, that the said L. C. Black agrees to insure the houses and buildings upon said premises for not less than Seven Hundred Dollars in a company or companies satisfactory to the said Alfred Moore, as Administrator, and keep the same insured from loss or damages by fire, and assign the said policy or policies of insurance to the said Alfred Moore, as Administrator, and that in the event the said L. C. Black shall at any time fail to do so, then the said Alfred Moore, as Administrator, may cause the same to be insured and reimburse himself for the premiums and expenses of such insurance under this mortgage, with interest; or may proceed to foreclose the same as though default in payment had been made.

Third, that in the event any part of said debt hereby secured, or interest, or interest thereon shall become past due and unpaid, the said L. C. Black gives to the said Alfred Moore, as Administrator, the right and privilege to declare the whole debt hereby secured immediately due and payable and collectable under this mortgage at his option.

Fourth, That if at any time any part of said debt or interest thereon be past due and unpaid, the said L. C. Black hereby assigns the rents and profits of the above described premises to the said Alfred Moore, as Administrator, and agrees that any Judge of the Circuit Court of said State may, at Chambers or otherwise, appoint a receiver with authority to take possession of said premises and collect and sell the said rents and profits, applying the net proceeds thereof, after paying costs of collection and sale upon said debt, interest costs, fees, and expenses,