

a landlord in letting an unfurnished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the indebtedness herein mentioned and to be covered by this mortgage.

To Have and to Hold all and singular the said premises unto the said The Lower Main Street Bank 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 The Lower Main Street Bank and assigns from and against me and my heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same, or any part thereof. And it is agreed, by and between the said parties, that the said mortgagor (which expression herein shall include his, her, or its successors, heirs, executors, administrators or assigns) shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of Twenty seven hundred fifty dollars and assign the policy of insurance to the said mortgagor (which expression herein shall include his, her or its successors, executors, administrators or assigns) and in case he or they shall at any time neglect, or fail so to do, then the said mortgagor may cause the same to be insured in his or its own name, and reimburse himself or itself for the premium and expenses of such insurance under this mortgage.

And it is further agreed, that said mortgagor shall promptly pay all taxes assessed and chargeable against said property and in default thereof, that the holder of this mortgage may pay the same, and reimburse himself or itself under this mortgage.

And it is further agreed, that said mortgagor shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt;

Provided Always, Nevertheless, And it is the true intent and meaning of the parties to these presents, that if the said mortgagor do and shall well and truly pay, or cause to be paid, unto the said mortgagor, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond, note, or other obligation, and all insurance, premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of nonpayment of the said debt or sum of money, with interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said bond, note or other obligation, or in case the said mortgagor shall neglect or fail to pay promptly when due the taxes upon the said property, or to insure the house and building on said land and keep the same insured as aforesaid, or to observe any of the covenants and agreements herein on his part, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding. And upon said debt being due and collectible, it shall and may be lawful for the said The Lower Main Street Bank and assigns, and the said Hamlin Beattie doth