

In the event mortgagors fail to pay taxes, assessments or insurance premiums when due, mortgagee may, but need not, pay said taxes, assessments or insurance premiums, but any payment made by mortgagee, for and on account of said taxes, assessments or insurance premiums, shall constitute an additional indebtedness secured hereby and shall be due and payable to the mortgagee immediately upon mortgagee's making said payment.

The principal sum remaining unpaid on this mortgage and the note which it secures together with the accrued interest thereon at the option of the holder or holders of this mortgage and the note which it secures shall become due and payable at the place of payment therein provided at any time the holder or holders of this mortgage and the note which it secures elect, upon or after the death of A. R. Stubbs, one of the makers of this mortgage and the note which it secures or upon or after termination of the present employment of said A. R. Stubbs or upon or after the sale, lease, or transfer of any interest in the real estate mortgaged hereby, or the default of the first mortgage on said property running to American Manufacturers Mutual Insurance Company.

This mortgage is junior in rank to a mortgage to American Manufacturers Mutual Insurance Company, a New York Corporation of even date herewith to be recorded.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Mark Kemper, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, \$, agree to insure the house and buildings on said land for not less than Fifteen Thousand and No/100- - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor, \$ do and shall well and truly pay, or cause to be paid unto the said mortgagee 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 note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.