

defend all and singular the said premises unto the said T. J. Wilson and wife, Nell Wilson, their heirs and assigns, against myself, and my heirs, and against every person lawfully claiming or to claim the same, or any part hereof.

And it is agreed by and between the said parties that the said mortgagor, his heirs, executors, or administrators, shall and will forthwith insure the buildings on the said premises and keep the same insured from loss or damage by fire in at least the sum of Sixteen Hundred Dollars, in a company or companies to be approved by the mortgagee, his executors, administrators, or assigns, and in default thereof the said mortgagee, his executors, administrators, or assigns, may cause the same to be insured in his or their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage, with interest thereon from the date of payment. And it is further agreed in the event of other insurance and contribution between the insurers, that said mortgagee, their executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

Provided, always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor, his heirs, executors, or administrators, shall well and truly pay or cause to be paid unto the said mortgagee, his executors, administrators, or assigns, 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 and condition thereunder written, and all sums of money, provided to be paid by the mortgagor, his heirs, executors, administrators, or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue. And it is agreed by and between the said parties that the said mortgagor, his heirs and assigns, shall hold and enjoy the said premises until default of payment shall be made.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid the said mortgagor, his heirs, executors, administrators, or assigns, shall