

AND IT IS AGREED by and between the parties hereto that the said mortgagor, its successors and assigns, shall keep the buildings erected or to be erected on said premises insured against loss and damage by fire for the benefit of the said mortgagees for an amount not less than One Hundred Twenty-seven Thousand, Five Hundred (\$127,500.00) Dollars in such company as shall be approved by the mortgagees, their heirs, executors, administrators, successors and assigns, and shall deliver the policy to the said mortgagees and in default thereof the said mortgagees, their heirs, executors, administrators, successors and assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said mortgagees, their heirs, executors, administrators, successors and 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.

AND IT IS AGREED by and between the said parties that if the mortgagor, its successors and assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagees, their heirs, executors, administrators, successors and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

AND IT IS SO AGREED by and between the said parties that upon any default being made in the payment of the interest on the said notes or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said mortgagees, their heirs, executors, administra-