

3. That they will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagees against loss by fire and other hazards, in such amounts as may be required by the Mortgagees, and in companies acceptable to them, and that they do hereby assign to the Mortgagees all such policies, and that all such policies and renewals thereof shall be held by the Mortgagees and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Mortgagees.

4. That they will keep improvements now existing or hereafter erected upon the mortgaged property in good repair, and should they fail to do so, the Mortgagees may, at their option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.

5. That the Mortgagees may require the makers, co-makers or endorsers of any indebtedness secured hereby to carry life insurance upon themselves in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagees as beneficiaries thereof, and upon failure of the Mortgagors to pay the premiums therefor, the Mortgagees may, at their option, pay said premiums, and all sums so advanced by the Mortgagees shall become a part of the mortgage debt.

6. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby they will pay to the Mortgagees, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums as estimated by the Mortgagees, and, on the failure of the Mortgagors to pay all taxes, insurance premiums and public assessments, the Mortgagees may, at their option, pay said items and charge all advances therefor to the mortgage debt.