

And Mortgagors do hereby bind themselves, their legal representatives, heirs and assigns, to procure or execute any further necessary assurances of title to the premises and also to warrant and forever defend all and singular the premises unto Mortgagee, its successors and assigns, from and against all other persons lawfully claiming or to claim the same or any part thereof.

And it is agreed, by and between the parties hereto, that the Mortgagors, their legal representatives, heirs and assigns, shall at the request of the Mortgagee herein, keep the buildings erected, or to be erected on the premises, insured against loss and damage by fire, with loss made payable to the Mortgagee, in such company and for such amount as shall be approved by the Mortgagee, its successors or assigns, and shall deliver the policy to the Mortgagee, and, in default thereof, the Mortgagee, its successors or assigns, may effect such insurance and reimburse itself 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 Mortgagee, its successors or assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid, a sum equal to the amount of the debt secured by this Mortgage.

And it is agreed, by and between the parties, that if the Mortgagors, their legal representatives, heirs or assigns, shall fail to pay all and any taxes and assessments upon the premises when the same shall first become payable, then the Mortgagee, its successors or assigns, may cause the same to be paid together with all penalties and costs incurred thereon, and reimburse itself under this Mortgage for the sum so paid, with interest thereon from the date of such payment.

And it is agreed, by and between the parties, that upon default being made in the payment of principal or interest