

parties hereto, that the said mortgagor, HERBERT J. WRIGHT, his heirs, executors or administrators, shall keep the building erected, or to be erected on said premises, insured against loss and damage by fire, with loss made payable to the said mortgagee, for an amount not less than Two Hundred Thousand Dollars (\$200,000.00) in such company as shall be approved by the said mortgagee, GREENVILLE ACRES, INC., its successors and assigns, and shall deliver the policy to the said mortgagee, and in default thereof, the said mortgagee, GREENVILLE ACRES, INC., its successors and 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 the said mortgagee, its 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 said mortgagor, his heirs, executors or administrators shall fail to pay all and any taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, GREENVILLE ACRES, INC., 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 said parties, that upon default being made in the payment of principal or interest or any part or installment thereof as stipulated in the said bond, or in the payment of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable and, as to the last three items, upon such default continuing for the space of ten days after notice from the mortgagee, its successors or assigns, or (in case of payment by the mortgagee as herein allowed) upon the mortgagor's failing for a like period to make good such default by repayment, then the entire amount of the debt secured or intended to be secured hereby shall become due at the option of the said mortgagee.