

by bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Southern Bond and Mortgage Company, Inc. its successors and assigns, from and against me and my Heirs, Executors, Administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And It Is Hereby Covenanted, by and between said parties that the said Mortgagor will pay said notes, principal and interest, as the same become due and payable; and will pay all taxes and assessments on and all premiums of insurance against said premises before the same become delinquent and will exhibit receipts therefor to the Mortgagee at any time upon request, and will keep all fences, buildings and other improvements now on the said real estate, and hereafter put thereon, in good condition and repair, and will neither commit waste nor do any act by which the value of said premises may be impaired.

And It Is Further Covenanted, That the said Mortgagor will insure the buildings on said premises against loss by fire in the sum of \$ . . . in responsible insurance Companies, approved by the said Mortgagee with loss, if any, payable to the said Mortgagee, as its or their interests may appear, by a New York Standard mortgage clause, and deliver all policies of insurance to said Mortgagee, and in case the insurable improvements on said real estate are destroyed or damaged by fire, the said Mortgagee shall have the right to apply the moneys collected from the insurance in payment of the debt secured hereby whether due or not.

And It Is Further Covenanted, That if the said Mortgagor shall fail to pay said taxes and assessments or shall fail to procure and keep up said insurance, as herein agreed, then said Mortgagee may pay said taxes and assessments, and effect said insurance, and any sum so paid shall be recoverable by the Mortgagee in an action or suit brought therefor; and the money so advanced for the payment of such taxes, assessments, insurance or other charge of whatsoever nature on the property hereby conveyed with interest at the rate of eight per centum per annum, shall be secured by this mortgage, and shall be forthwith due and payable; and the said Mortgagee shall be subrogated to all the rights of the person to whom such payments have been made. But noth-  
(Over)