

the coming of age revoke the assignment of the policy or attempt to change the beneficiary designated in said policy, then the entire indebtedness represented by this mortgage shall become due and payable and foreclosure may be instituted at the option of the mortgagee. And the said mortgagor agrees to insure and keep insured the houses and buildings on said lots in a sum not less than six thousand (\$6,000.00) dollars fire and three thousand (\$3,000.00) dollars tornado on Tomes Street house; thirty-five hundred (\$3,500.00) dollars fire and two thousand dollars (\$2,000.00) Tornado on Park Avenue house; twenty-five hundred (\$2,500.00) dollars fire and fifteen hundred (\$1,500.00) tornado on Varroy Street house, in a company or companies satisfactory to the mortgagee from loss or damage by fire or tornado, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premiums with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in case of the failure to maintain and keep of full effect the policy of life insurance in accordance with the terms of said policy, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings. And in case of institution of foreclosure proceedings, as herein provided, the policy of life insurance shall be surrendered and cancelled, and the surrender value (if any) shall be applied to the indebtedness.

Over.