

of this mortgage and until said mortgage shall be fully paid or released, the Mortgagor will keep the buildings on said premises unceasingly insured against loss or damage by fire and windstorm in such responsible insurance company or companies as shall be satisfactory to the Mortgagee, in amounts satisfactory to the Mortgagee, with a mortgagee and subrogation clause satisfactory to the Mortgagee attached to said policy or policies of insurance; that all of said insurance policies shall be at all times deposited with the Mortgagee and that all premiums on all of the policies of insurance shall be promptly paid by the Mortgagor when due; that in case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in re-building and restoring the damaged buildings, as the Mortgagee may elect at its option. And it is further covenanted and agreed that in the event that the Mortgagor shall fail to pay any premiums for such insurance upon such buildings, then the Mortgagee or its assigns shall have the right to insure said buildings against loss by fire and windstorm and to pay the premiums therefor and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of Four per cent. per annum. And the Mortgagor further covenants and agrees that this mortgage shall constitute and be a lien on any insurance money that shall be paid or payable to him, his successors, heirs, executors administrators or assigns for loss or damage to said property.

And the Mortgagor further covenants and agrees that the Mortgagor shall pay all taxes and assessments, general or special, which may be levied upon or assessed against said land, premises or property, as and when the same become due, and not to suffer or permit all or any part of said taxes or assessments to become or remain delinquent, nor to permit the said property, or any part thereof, or any interest therein, to be sold for such taxes or assessments, and further agrees to furnish annually to the Mortgagee, on or before the 1st day of January of each year a certificate of the proper authority, showing full payment of all taxes and assessments. And it is covenanted and agreed that in the event that the Mortgagor shall fail to pay said taxes or assessments, that the Mortgagee or its assigns shall have the right to pay the same and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of Four per cent. per annum.

And the Mortgagor further covenants and agrees that the payment of any sum hereunder by the Mortgagee for taxes and /or insurance premiums shall and will not constitute any waiver of any rights accruing to the Mortgagee because of the non-payment thereof by the Mortgagor.

And the Mortgagor further covenants and agrees that if the said Mortgagor does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same, or if said premises are not free and clear of all liens and encumbrances whatsoever, or if any suits have been begun affecting the same, or if any taxes or assessment be made or levied upon the debt secured hereby or upon the Mortgagee or its successors or assigns for or on account of this debt, either by the state or county or for local purposes, the Mortgagee or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable, and the Mortgagor or the person or persons claiming or holding under the Mortgagor shall at once pay the entire indebtedness secured hereby.

And the Mortgagor further covenants and agrees, in case this mortgage, or the indebtedness secured hereby, is placed in the hands of an attorney for collection, by suit or otherwise, before or after maturity, to pay a reasonable attorney's fee, which shall be equal to not less than ten per centum of the amount so collected.

And the Mortgagor further covenants and agrees that no failure of the Mortgagee to exercise any option to declare the maturity of the debt hereby secured under the foregoing conditions shall be taken or deemed as a waiver of any right to exercise such option or declare such for-