

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and the mortgagor may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said **John A. Park,**
his Heirs and Assigns forever. And **we** do hereby bind ourselves, our
Heirs, Executors and Administrators to warrant and forever defend all and
singular the said Premises unto the said **John A. Park, his**

Heirs and Assigns, from and against **ourselves and our**
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or
to claim the same or any part thereof.

And the said mortgagor **s** agree **comprehensive, fire and extended coverage,**
to insure the house and buildings on said lot in a sum not
less than **Twenty Five Hundred (\$2500.00) - - - - -** -Dollars
in a company or companies satisfactory to the mortgagee, and keep the same insured from loss
or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event
that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same
to be insured in **mortgagors'** name and reimburse **himself**
for the premium and expense of such insurance under this mortgage, with interest.