And should the Mortgagee, by reason of any such insurance against loss as aforesaid receive any [illegible] or sums of money for any damage to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured, or the same may be paid over wholly or in part, to the said Mortgagor, his successors, heirs or assigns, to enable such parties to repair such buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lein of this mortgage for the full amount secured thereby before such or such payment over, took place.

And it is further covenanted and agreed that in the event of the passage [illegible] mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxation, or changing in any way the laws now in force for the taxation of mortgages or debts [illegible] manner of the collection of any such taxes, so as to affect this mortgage, the whole of the [illegible] secured by this mortgage, together with the interest due thereon, shall, at the option of the Mortgagee, without notice to any party, become immediately due and payable.

And it is further covenanted and agreed that the mailing of a written notice [illegible] ing it in any post-office, station, or letter-box enclosed in a postpaid envelope addressed to the [illegible] record of said mortgaged premises, and directed to said owner at the last address [illegible] holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises [illegible] sufficient notice and demand in any case arising under this instrument and requirement [illegible] thereof or the requirements of the law.

And it is further covenanted and agreed by said parties that in default of the mortgagor [illegible] gagor of all or any taxes, charges and assessments which may be imposed by law upon the said [illegible] premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, [illegible] sentatives and assigns, to pay the amount of any such tax, charge or assessment with any expense [illegible] ing the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, [illegible] legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said premises and be secured by the said note and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

Whenever the singular or plural number, or masculine, femine, or neuter gender, is used herein, it shall equally include the other, and every mention herein of "Mortgagor" or "Mortgagee" shall include [illegible] heirs, executors, administrators, successors, and assigns of the party or parties so designated.

The Mortgagor [illegible]