

It is further understood by the parties hereto that in the event of a foreclosure of the taking over of the foregoing property by the mortgagee, then the mortgagor, its successors or assigns agree to restore the premises to the original condition as a residence by replacing the interior walls and partitions in as good or better condition than formerly.

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

S. I. Grestie, His

Heirs and Assigns forever.

And we do hereby bind ourselves, our ^{successors} ~~Heirs~~, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, ^{His} ~~His~~ Heirs and Assigns, from and against us, our ^{successors} ~~Heirs~~, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor-s, agree to insure the house and buildings on said land for not less than Five Thousand and No/100ths (\$5,000.00) - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance which shall be added to said debt and bear interest at the same rate under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor-s, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.