

a renewal thereof, together with a receipt for the premium of such renewal, and there shall be no fire insurance placed on any of said buildings, or any interest therein or part thereof, unless in the form and with the loss payable as aforesaid, and in the event any sum of money becomes payable under such policy or policies said Mortgagee shall have the option to receive and apply the same on account of the indebtedness secured hereby, or to permit said Mortgagor to receive and use it or any part thereof for other purposes without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage, and in the event said Mortgagor shall for any reason fail to keep the said premises so insured, or fail to deliver promptly any of said policies of insurance to said Mortgagee, or fail promptly to pay fully any premium therefor, or in any respect fail to perform, discharge, execute, effect, complete, comply with and abide by this covenant, or any part thereof, said Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting any option, lien, equity, or right under or by virtue of this mortgage; and the full amount of each and every payment shall be immediately due and payable and shall bear interest from the date thereof until paid, at the rate of six percentum (6%) per annum, and together with such interest shall be secured by the lien of this mortgage.

5. To commit, permit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. If any of said sums of money herein referred to be not promptly and fully paid within thirty (30) days after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either, are not fully performed, complied with and abided by, the aggregate sum of all advances and other sums of money made by the Mortgagee to the said Mortgagor hereunder and all sums of money that the Mortgagee may pay by reason of the failure of the Mortgagor to pay any installment when due on the promissory note, shall become due and payable forthwith or thereafter at the option of the Mortgagee, its successors or assigns,

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