

connections, masonry or in any other manner are and shall be deemed to be fixtured and an accession to the freehold and a part of the realty as between the hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through, or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned to be covered by this mortgage.

To Have and to Hold the said premises and every part thereof with the appurtenances unto the said United States Mortgage and Trust Company its successors, legal representatives, and assigns forever. And the said Mortgagor does hereby bind herself, her heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said United States Mortgage and Trust Company, its successors and assigns, from and against herself, her heirs, executors, administrators and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof; and do covenant and agree that she will execute or procure any further necessary assurance of the title to said premises.

Provided always that if the said mortgagor her heirs, executors and administrators, shall and does well and truly pay, or cause to be paid unto the said United States Mortgage and Trust Company, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon according to the tenor and effect of said principal note, and the interest notes herein referred to, and shall keep and perform all the covenants and agreements herein contained on the part of the said mortgagor to be kept and performed, then these presents and the estate hereby granted shall cease, determine, and be void, but otherwise shall remain in full force and effect.

And the said mortgagor, for her heirs, executors and administrators, hereby covenant and agree with said United States Mortgage and Trust Company, its successors, or assigns as follows:

First. That she will pay the principal note and the interest notes herein before referred to and described promptly as they become due according to the tenor thereof.

Second. That so long as said notes shall remain unpaid in whole or in part she will pay all taxes, assessments and other charges that may be levied or assessed upon or against the said premises, or on this mortgage, or on the debt secured thereby, when due and payable according to law and before they become delinquent.

Third. That she will keep all the improvements erected on said premises in good order and repair, and will not

(Over.)