

And my heirs, Executors and Administrators, And all other persons lawfully claiming or to claim the same or any part thereof.

And it is Agreed, by and between the parties aforesaid that the said Mortgage, his heirs, Executors or Administrators, shall keep the buildings erected, or to be erected on said premises insured against loss and damage by fire for the benefit of the said Mortgage, for an amount not less than Three hundred dollars in such company as shall be approved by the said Mortgage his Executors, Administrators, or Assigns, and shall deliver the policy to the said Mortgage, and in default thereof the said Mortgage or his Executors, Administrators or Assigns may effect such insurance and reimburse themselves under this Mortgage for the expense thereof, with interest thereon from the date of its payment, and it is further agreed, in the event of other insurance and contribution between the insurers that the said Mortgage, his Executors, Administrators or Assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid, a sum equal to the amount of the debt secured by this Mortgage.

And it is Agreed, by and between the said parties that if the said Mortgage his heirs, Executors or Administrators shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgage his heirs, Executors or Assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this Mortgage for the sum so paid, with interest thereon from the date of such payment.

And it is Agreed, by and between the said parties that upon any default being made in the payment of the interest on the said Bond or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said Mortgage his Executors Administrators or Assigns, although the period for the payment thereof, may not then have expired.

And it is Agreed, by and between the said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgage, his Executors, Administrators or Assigns shall have the right to have a Receiver appointed of the rents and profits of the above described premises, who after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further Agreed, by and between the said parties