

cease, determine and be void, but otherwise shall remain in full force and effect.

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

First. That he 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 he 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 he will keep all the improvements erected on said premises in good order and repair and will not do or permit waste of the premises hereby mortgaged.

Fourth. That so long as said notes shall remain unpaid in whole or in part, he will keep the building now erected, or any which may hereafter be erected on said premises insured against loss or damage by fire to the extent of Five Thousand (\$5,000.00) Dollars, in some company or companies acceptable to said mortgagee and for the benefit of said mortgagee, and will deliver the policies and renewals thereof to said mortgagee.

And it is further expressly understood and agreed between the parties as follows:

First. Should the said mortgagor, his heirs, legal representatives or assigns, fail to pay any part of said principal sum or the interest thereon, as the same becomes due according to the tenor and effect of said principal and interest notes, or fail to perform any of the covenants and agreements herein contained on the part of the mortgagor, to be kept and performed, then, and in any of such events, the entire debt remaining secured by this mortgage, shall at once become due and payable if the holder thereof so elects, and all notice of such election is hereby waived.

Second. Should the said mortgagor, his heirs, legal representatives or assigns, fail to make payment of any taxes, assessments, fire insurance premiums and other charges payable by

Over