

shall promptly pay all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same and reimburse himself under this mortgage.

And it is further agreed, that the said mortgagor, his heirs, executors, administrators or assigns, shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I, the said E. M. Morrison, do and shall well and truly pay, or cause to be paid, unto the said Julian D. Quantary 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 and all insurance premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of non payment of the said debt or sum of money with interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said note or in case the said mortgagor, his heirs, executors or administrators, shall neglect or fail to pay the taxes upon the said property, or shall neglect or fail to insure the house and building on said land, and keep the same insured as aforesaid, then upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding, and it shall and may be lawful for the said mortgagee, his heirs and assigns, and the said mortgagor doth hereby empower and authorize the said mortgagee, his heirs or assigns, to grant, bargain, sell, release and convey the said premises, with the appurtenances, at public auction or vendue, at the door of the Court House in the County aforesaid, to the highest bidder for cash, three weeks previous notice of the time, place and terms of sale