

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging or in anywise appertaining.

To have and to hold, all and singular the said Premises unto the said J. F. Dalton and his Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said J. F. Dalton and his Heirs and Assigns from and against me and my Heirs Executors, and Administrators, and any and all other persons or persons whomsoever lawfully claiming or to claim the same or any part thereof.

Provided, Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagor do and shall well and truly pay or cause to be paid unto the said Mortgagee or order, the said debt or sum of money aforesaid, with interest thereon, if any, shall be due according to the terms of said Note; and do and perform all of the covenants and agreements herein contained, then this deed or Bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.

1. It is covenanted and Agreed by and between the parties that the said Mortgagor his Heirs Executors and Administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee in a sum not less than \_\_\_\_\_ Dollars, against loss or damage by fire, and the same kept insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee and in case that said to do, the said Mortgagee, Executors Administrators or Assigns may cause the same to be done and reimburse self for the premiums and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also covenanted and Agreed that the said Mortgagor shall pay as they become due all taxes by whatsoever authorities legally imposed upon the property hereby mortgaged, and in case he fails so to do the said Mortgagee may cause the same to be paid and reimburse himself therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also covenanted and Agreed that the said Mortgagor agents and tenants shall keep the said premises in as good order and condition as they now are, and not commit waste or cut down the timber thereon to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee, or holder, thereof, shall be the