

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To Have And To Hold all and singular the said premises unto the said mortgagee, its successors heir and assigns forever. And said mortgagor - does hereby bind herself and her - heirs, executors, administrators and assigns to execute or procure any further necessary assurances of title to said premises, the title to which is clear except as above stated. - and also to warrant and forever defend all and singular said premises unto said mortgagee and its successors heir and assigns, from and against said mortgagor and her heirs, executors, administrators and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

And said mortgagor - agrees to keep the buildings on said land insured against damage by fire in a company or companies satisfactory to said mortgagee in a sum not less than six thousand (\$6,000.00) dollars and to deliver the insurance policies to said mortgagee; and on failing to do so, said mortgagee may cause same to be insured and recover the expense of such insurance, with interest, under this mortgage, or may foreclose as though this mortgage were past due; and in the event of other insurance, and contribution among the insurers, the holder of this mortgage shall receive from the aggregate insurance moneys a sum equal to the debt secured hereby.

And it is agreed between said parties that if said mortgagor - or her heirs, executors, administrators or assigns shall fail to pay all taxes and assessments upon said premises when the same shall first become payable, the holder of this mortgage may cause same to be paid, with all penalties and costs incurred thereon, and recover the same under this mortgage with interest; and in case of default in paying any taxes or assessments when the same shall first become payable, or in complying with any other provision of this mortgage, the entire debt intended to be secured hereby shall forthwith become due, at the option of the holder of this mortgage, who may at once foreclose the same, although the period fixed for the payment of said debt may not then have expired; and if said holder is compelled to pay any taxes upon this mortgage or any note or bond intended to be secured hereby, or upon the said debt, or to pay the premiums on any insurance on said property, then [unless said taxes and premiums are forthwith paid by some person other than said holder] the entire debt intended to be secured hereby shall forthwith become due, at the option of said holder, who may at once foreclose this mortgage, although the period fixed for the payment of said debt may not then have expired.