

1. And it is covenanted by and between the said parties that the said P. S. Cecil and Abbie H. Cecil, their heirs, executors or administrators, shall and will insure the house and buildings on said land in such Insurance Company or Companies as may be approved by the said Spartanburg Bond and Mortgage Company or its Agents, in the sum of not less than Eighteen hundred and no/100 dollars and will keep the same insured from loss or damage by fire and will assign the Policy or Policies of Insurance to the said Company; and that in case they shall at any time neglect or fail so to do, then the said Company or its Agent may cause the same to be insured in its name and reimburse itself for the premium and expenses of such insurance, with interest thereon at the rate of six per centum per annum; and that the same shall stand secured by this mortgage.

2. And it is further covenanted, that the said P. S. Cecil and Abbie H. Cecil shall pay, as the same may become due, all taxes by whatsoever authority legally imposed upon the property hereby mortgaged and in case they shall at any time neglect or fail so to do, then the said Spartanburg Bond and Mortgage Company or its Agent may pay such taxes and reimburse itself for the same, with interest thereon at the rate of six per centum per annum; and that the same shall stand secured by this mortgage.

3. And it is further covenanted, that the said P. S. Cecil and Abbie H. Cecil, their Agents and tenants, shall keep the aforesaid premises in as good order and condition as they now are, and not commit waste, or any injury, to such an extent as to impair the value of the same as a security for the said loan.

4. And it is further covenanted, that in case of any litigation between the parties of this mortgage, the said P. S. Cecil and Abbie H. Cecil shall not deny the corporate character of the said Company nor require any proof of such corporate character, or such agency.

5. And it is further covenanted, that in case of default in payment under any of the conditions of the said notes, or failure to pay any of the taxes hereinbefore specified, or to perform any of the other covenants of this mortgage, for the space of thirty consecutive days, the said Company may at its option treat the whole principal as due with interest thereon up to said time, and thereafter at the rate above stipulated.