

insured from loss or damage by fire in the sum of \_\_\_\_\_ Dollars, and assign the policy of insurance to the said executors, administrators or assigns; and in case he or they shall at any time neglect or fail so to do then the said executors, administrators or assigns, may cause the same to be insured in \_\_\_\_\_ own name, and reimburse \_\_\_\_\_ for the premium and expenses of such insurance under the mortgage.

And it is further agreed, that said mortgagor, his heirs, administrators, executors and assigns, 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 itself 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 the said C. T. Neely do and shall well and truly pay, or cause to be paid, unto the said F. S. Royall Evans Company 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 bond 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 bond 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