

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents that if the Mortgagor does, and shall well and truly pay or cause to be paid unto the said State-Flapiter Bank and Trust Company, its successors or assigns, the said debts and sums of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of this Instrument and of the said rates and the conditions therein written, then this deed of bargain and sale shall cease and be void, otherwise, it shall remain in full force and authority.

The Mortgagor covenants to pay all taxes, levies, and assessments which may be charged upon the property hereby conveyed so long as any part of the debt hereby secured remains unpaid, and he will within twenty days of the due date of such taxes or assessments, exhibit receipts of the proper officers to the Mortgagee herein, showing the payment thereof, and to keep the improvements upon said property constantly insured in some responsible insurance company or companies satisfactory to the Mortgagee, its successors or assigns, in a sum not less than \$9,500.00 and deliver renewals thereof to the said mortgagee one week in advance of the expiration of same, stamp & paid by the agent or company issuing the policy, and to make payable and deliver all policies of insurance to the said Mortgagee, its successors or assigns.

In the event of the failure of the Mortgagor to pay such taxes, levies or maintain such insurance, then the Mortgagee may as it sees fit and it is hereby authorized to pay such taxes, levies or assessments, and affect or renew such insurance, but nothing herein contained shall be construed to require the mortgagee to take any such action. Any sums so paid by the Mortgagee for such taxes, levies or assessments, or insurance shall stand secured by this mortgage on the property hereby conveyed, and bear interest from the date of payment until repaid at the rate of eight per centum per annum.

And it is covenanted that if the said mortgagor does not hold said premises by title in fee simple, or has not good right

"Over"