

MORTGAGE OF REAL ESTATE

and also to pay taxes and assessments that are due, or may become due on said premises, ^{and any sum so paid for insurance premiums} or for taxes and assessments on the mortgaged premises shall stand secured by this mortgage and shall bear interest from the date of payment until paid at the rate of six per cent per annum.

And it is covenanted that no timber shall be cut from said premises except for necessary and ordinary purposes or requirements of the farm.

And it is covenanted that if the said mortgagors do not hold said premises by title in fee simple, or have not good right and lawful authority to sell, convey or encumber the same; or if said premises are not free and clear of all liens and incumbrances whatsoever; or if any suits have been begun affecting the same or if any tax or assessment be made or levied upon the debt secured hereby or upon the Mortgagee or its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the Mortgagee or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable and the Mortgagors or the person or persons claiming or holding under the Mortgagors shall at once pay the entire indebtedness secured hereby.

And, it is further covenanted and agreed that in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection, or be collected by legal proceedings, or if it become necessary to establish it, or set it up in in any legal proceedings, the further sum of ten percentum on the amount then due shall be paid by the Mortgagors or the person or persons claiming through or under the Mortgagors, for Attorney's fees, all of which shall stand secured by this mortgage and may be recovered in any suit or action hereupon or hereunder.

And, it is further covenanted and agreed that upon default in the payment of any of the indebtedness secured hereby or any part thereof or any part of the interest thereon, or on failure of the Mortgagors to keep and perform any of the covenants and conditions hereof, that then the Mortgagee or its successors or assigns may enter and possess said premises and shall have, demand, collect, receive and receipt for the rents, income and profits of the same and apply the net residue thereof, after deducting all expenses, to the payment of said debts; and the entire rents, income and profits accruing from or issuing out of said premises, and until the indebtedness secured hereby shall be fully paid, are hereby assigned, transferred and delivered unto the Mortgagee and its assigns, to be applied to said indebtedness after first deducting the expense of the collection thereof, all of which shall be without any liability whatsoever on the part of the Mortgagee or its successors or assigns, for laches, or neglect in collecting the said rents, income and profits.

And, it is also covenanted that upon default in the payment of the note secured hereby; or upon default in the payment of interest; or upon default in the payment of any of the sums of money secured hereby, or any part thereof; or on failure of the Mortgagors to keep and perform any of the covenants or conditions hereof, that then and in any such event, the whole amount of the indebtedness hereby secured, at that time unpaid, shall, at the option of the lawful owner and holder of said note and of this security, be and become, due and collectible at once, anything hereinbefore or in said note contained to the contrary notwithstanding; such option to be exercised without notice.

IN WITNESS WHEREOF Madison Investment Company, Incorporated, and Richmond Mortgage and Loan Corporation have caused these presents to be signed in their names by their Presidents and their seals hereto affixed, duly attested by their Secretaries, each thereto duly authorized, this the 21st. day of March, in the year of our Lord One Thousand Nine Hundred and Thirty-eight, and in the one hundred and sixty-first year of the Sovereignty and Independence of the United States of America.

MADISON INVESTMENT COMPANY, INCORPORATED
By- T. Raysor Salley
President

ATTEST:

P. W. Whitney
Secretary

Signed, sealed and delivered in
the presence of:
David B. Harris
Ella V. Norton

RICHMOND MORTGAGE AND LOAN CORPORATION
By- T. Raysor Salley
President

ATTEST:

P. W. Whitney
Secretary

Signed, sealed and delivered in
the presence of:
David B. Harris
Ella V. Norton