

and covenant of said Installment Note and of this Mortgage, then this Mortgage and the estate hereby created shall be void and be released at Mortgagor's expense; otherwise the same shall remain in full force and effect.

Mortgagor, for himself, his heirs, representatives and assigns, does hereby covenant and agree with Mortgagee, its successors and assigns, to pay any and all sums of money, due and to become due and payable by Mortgagor to Mortgagee under the terms of the aforesaid Installment Note at the times and in the manner provided for therein, and to keep and perform all of the covenants, agreements, and obligations on the part of the Mortgagor to be kept and performed as provided for therein .

Mortgagor, for himself, his heirs, representatives and assigns, does hereby covenant and agree with Mortgagee, its successors and assigns, to pay all taxes and assessments levied or assessed upon the above described premises covered by this mortgage before the same shall become delinquent, and in case the same are not so paid, Mortgagee, its successors or assigns may pay such taxes or assessments and be entitled to interest on the amount of such payments at the rate of Seven Per Cent (7%) per annum, and this mortgage shall stand as security for such taxes and assessments so paid and interest thereon.

*G. S. [unclear]*

~~Mortgagor, for himself, his heirs, representatives and assigns, hereby covenants and agrees with Mortgagee, its successors or assigns, that so long as this mortgage shall remain in force and unsatisfied, the Mortgagor shall, at his sole cost and expense, keep all buildings and other improvements situated on or to be constructed on the premises hereinabove described and covered by this mortgage insured in some good and solvent insurance company or companies~~

*Witness  
H. S. [unclear]  
R. J. [unclear]*