

to warrant and forever defend all and singular the said premises unto the said mortgagee, the mortgagee's successors and assigns, from and against themselves, their successors and assigns, and every person whomsoever claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the improvements on said land for Seventy Thousand Dollars (\$70,000.00) or in an amount acceptable to mortgagee in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fires, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagors to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at its option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors do and shall well and truly pay, or cause to be paid unto the said mortgagee 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 note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the mortgagors are to hold and enjoy the said premises until default of payment shall be made.