

And it is agreed by and between the said parties that the said mortgagors, their heirs, executors or administrators, shall and will forthwith insure the buildings on the said premises and keep the same insured from loss or damage by fire in at least the sum of \$500.00, in a company or companies to be approved by the said mortgagee, and assign the policy of insurance to the said mortgagee, her executors, administrators or assigns, and in default thereof the said mortgagee, her executors, administrators, or assigns, may cause the same to be insured in her or their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

Provided, always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors, their heirs, executors, or administrators, shall well and truly pay or cause to be paid unto the said mortgagee, her executors, administrators or assigns, 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 condition thereunder written, and all sums of money, provided to be paid by the mortgagors, their heirs, executors, administrators, or assigns, under the covenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise it shall remain in full force and virtue. And it is agreed by and between the said parties that the said mortgagors, their heirs and assigns, shall hold and enjoy the said premises until default of payments shall be made.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid the said mortgagors, their heirs, executors, administrators, or assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case they fail to do so, the said mortgagee, her executors, administrators, or assigns, may pay said taxes, together with any costs or penalties incurred thereon or any part thereof and reimburse themselves for the same under this mortgage.

And it is further agreed and covenanted between the said parties that in case the debt secured by this mortgage or any part thereof is collected by suit or action, or this mortgage be foreclosed or put into the hands of an attorney for collection suit, action, or foreclosure, the said mortgagors, their heirs, executors, administrators, or assigns, shall be chargeable with all costs of collection, including five per cent of the principal and interest on the amount involved as attorneys fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.