

deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

1. And it is hereby Covenanted, By and between said Parties, that the said mortgagors their heirs, executors, administrators or assigns, will pay said note with interest thereon as the same becomes due and payable; and will pay all taxes and assessments on said mortgaged premises before the same become delinquent and will deliver receipts therefor to the mortgage at its Home Office, and will keep all fences, buildings and other improvements now on said premises, and hereafter put thereon, in good condition and repair, and will do no act by which the value of said premises may be impaired.

2. And it is further Covenanted, That the said mortgagors their heirs, executors, administrators or assigns, will insure the buildings on said premises against loss by fire in the sum of Fifteen Thousand (\$15,000.00) dollars, in some responsible insurance company, approved by the said mortgage, its successors or assigns, with loss, if any, payable to the said mortgage, its successors or assigns, as their interests may appear, and deliver the policies of insurance to said mortgage; all renewal policies to be delivered to the mortgage at its Home Office, at least three days before the expiration of the old policies, and if any more insurance is taken on the property that all policies for same shall be delivered to said mortgage and loss made payable to said mortgage, its successors or assigns, the same as in the required policy, and in case the insurable improvements on said real estate are destroyed or damaged by fire, the said mortgage, its successors or assigns, shall have the right to apply the moneys collected from the insurance in payment of the debt secured hereby whether due or not.

3. And it is further Covenanted, That if the said mortgagors their heirs, executors, administrators or assigns, shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance, as herein agreed, then said mortgage, its successors or assigns, may pay said taxes and assessments, and effect said insurance, and charge the sum so paid against said mortgagors, their heirs, executors, administrators, or assigns and said premises; and the money so advanced for the payment of such taxes, assessments, insurance or any charge of whatsoever nature on the property hereby conveyed shall be added to the mortgage debt, and the repayment thereof, with interest at the rate of eight per cent. per annum, shall be secured by this mortgage and shall be forthwith due and payable; and the said