

cured from the Mortgage, or some other reliable life insurance company, a policy or policies of life insurance of a kind satisfactory to said Mortgagee to the amount of Five Thousand (\$5,000.00) Dollars on the life of some person acceptable to said Mortgagee as an insurance risk, and will pay or cause to be paid as they become due all premiums on said policy or policies until the debt secured hereby is paid, and as additional collateral for the indebtedness hereunder secured will keep said policy or policies constantly assigned to said Mortgagee in accordance with the terms of a form of assignment to be furnished by said Mortgagee; the Mortgagor shall pay all taxes and assessments, general or special, which may be assessed upon said land, premises or property without regard to any law heretofore enacted or hereafter to be enacted imposing payment of the whole or any part thereof upon the Mortgagee; that upon violation of this undertaking or the passage by the state of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the Mortgagee; or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the Mortgagor as herein provided, to pay any taxes or assessments is legally inoperative, or is illegal, then and in any such event the debt hereby secured, without deduction, shall at the option of the Mortgagee become immediately due and collectible notwithstanding anything contained in the Mortgage or any law hereafter enacted. The Mortgagor agrees not to suffer or permit all or any part of said taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof, or any interest therein to be sold for taxes, and further agrees to furnish annually to the Mortgagee, on or before the 15th day of November, the certificate of the proper authority showing full payment of all taxes and assessments. And it is agreed that in the event that the Mortgagor shall fail to pay said taxes or assessments, that the Mortgagee or its assigns shall have the right to pay the same and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of six per cent. per annum.

And it is covenanted that if the said Mortgagor does not hold said premises by title in fee simple, or has 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 taxes or assessments be