TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belong, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, bollers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faueres and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and lec-boxes, both and apparetus and apparetus and such other goods and chattels and personal property are furnished building, similar to the one herein described and referred to, which are or shall be attached to all diding by nails, screws, bolts, pipe connections, masonry or in any other manner, are and shall be deemed to be fixtures and an accession to the freshold and a part of the realty as between or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said CAMERON-BROWN COMPANY, its successors and Assigns. And mortgagor dd hereby bind itself, its successors and assigns ARMINGADANSADONSANAXAMMENDATACON to warrant and forever defend all and singular the said Premises unto the said CAMERON-BROWN COMPANY its successors and Assigns, from and against it and its

Successors

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The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgage, to deliver the official receipts therefor to the mortgage, and in default of said payments, the mortgage may pay the same and add the amount thereof to the debt secured by this mortgage.

As required by the mortgage, the mortgager agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay as help become the, all backs, assessments, horard insurance premiums, and similar charges upon the premises subject thereto, any deficiency herease of the insufficiency of such additional payments shall be forthwith deposited by the Mortgager with the Mortgage upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance premiums or similar charges beterunder.

The mortgagor agrees that he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

And the said mortgagor... agree. 9 to insure and keep insured the houses and buildings on said lot in a sum not less than Twelve Thousand One Hundred and no/100 (\$12,100,000 is in a company or companies satisfactory to the mortgagee from less or damage by fire, and the sum of Twelve Thousand One Hundred and no/100 (\$12,100,000 m) loss or damage by tornado, or such other casualties or contingencies (Including war damage), as may be required by the mortgagee and assign and deliver the policies of insurance to the said mortgage, and that in the event the mortgagor ... shall at any time fall to do so, then the mortgagee may cause the same to be insured and reimburse listle for the premium, with interest, under this mortgage; or the mortgage at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or building, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said mortgagor its successors, Xookes or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the mortgage for the full amount secured thereby before such damage by fire or tornado, or by other essualties or contingencies, or such payment over, took place.