

Mortgagee, its successors and assigns, forever. And the said Mortgagor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the said Mortgagee, its successors and assigns, from and against itself and its successors and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, these presents are upon this expressed condition, that if the Mortgagor, and the successors or assigns of the Mortgagor, shall well and truly pay unto the Mortgagee, its successors or assigns, the sum of money mentioned in the note and the interest thereon, at the time and in the manner mentioned in the note, and shall well and truly abide by and comply with each and every covenant and condition set forth herein, or in the note, then these presents and the estate hereby granted shall cease, determine and be void.

The Mortgagor and Mortgagee covenant and agree as follows:

1. The Mortgagor shall keep all buildings erected on or to be erected on said premises insured against loss by fire or such other hazard as the Mortgagee may require, including war risk and war damage if available, in companies approved by said mortgagee in such sums as the mortgagee reasonably may require with loss by terms of policies made payable to the Mortgagee as its interest may appear, the Mortgagee to have the custody of all such policies and all other policies which may be procured insuring said premises, the same to be delivered, premium paid, to the Mortgagee at its office and renewal policies to be delivered, premiums paid, at least three days before the expiration of the