

And said mortgagor, B... covenant..... to and with the mortgagee, B... their..... heirs, executors, administrators and assigns, that they are.....lawfully seized in fee simple of said premises and.....have.....a valid, unencumbered title thereto

and will warrant and forever defend the same against all persons; that.....they.....will pay said note..... principal and interest, according to the terms thereof; that while any part of said note..... remains unpaid.....they.....will pay all taxes, assessments and other charges of every nature which may be levied or assessed against said property, or this mortgage or the note..... above described, when due and payable and before the same may become delinquent; that.....they.....will promptly pay and satisfy any and all liens or encumbrances that are or may become liens on the premises or any part thereof superior to the lien of this mortgage; that.....they.....will keep the buildings now on or which may be hereafter erected on the premises insured in favor of the mortgagee..... against loss or damage by fire in the sum of \$3000.00..... in such company or companies as the.....mortgagee B... may designate, and will have all policies of insurance on said property made payable to the mortgagee, B... as their..... interest may appear and will deliver all policies of insurance on said premises to the.....mortgagee B... as soon as insured; that.....they.....will keep the buildings and improvements on said premises in good repair and will not commit or suffer any waste of said premises.

Now, therefore, if said mortgagor, B... shall keep and perform the covenants herein contained and shall pay said note..... according to its.....terms, this conveyance shall be void, but otherwise shall remain in full force as a mortgage to secure the performance of all of said covenants and the payment of said note.....; it being agreed that a failure to perform any covenant herein, or if proceeding of any kind be taken to foreclose any lien on said premises or any part thereof, the mortgagee, B... shall have the option to declare the whole amount unpaid on said note..... or on this mortgage at once due and payable, and this mortgage may be foreclosed at any time thereafter. And if the mortgagor, B... shall fail to pay any taxes or charges or any lien, encumbrance or insurance premium as above provided for, the mortgagee, B... may at.....option do so, and any payment so made shall be added to and become a part of the debt secured by this mortgage, and shall bear interest at the same rate as said note..... without waiver, however, of any right arising to the mortgagee, B... for breach of