

The mortgagors shall proceed to operate a filling station upon said premises and shall pay to the mortgagee two cents per gallon for all gasoline or other motor vehicle fuel sold upon said real property, said payments, however, to be not less than \$30.00 each and every month after the execution of said note.

The mortgagors shall give their personal attention to the operation and carrying on of said service station and allied business, and shall keep said station open during the usual hours for the operation of similar enterprises in the community in which it is situated.

The mortgagors shall pay before delinquency all taxes and assessments heretofore or hereafter levied or becoming due upon said real property, and shall not permit liens or encumbrances of any kind or nature to attach thereto that will in any manner endanger the security of the mortgagee.

All improvements placed thereon shall become a part of said real property and shall not be removed therefrom until the total balance due under the within mortgage has been fully paid.

The mortgagors shall keep and maintain said service station in a good and satisfactory state of repair and shall not permit undue depreciation or deterioration thereof; and shall maintain fire insurance policies upon the improvements upon the real property in the maximum insurable value thereof, said policy being endorsed to the mortgagee as its interest shall appear, and deliver the same to its possession.

Failure on the part of the mortgagors to make the payments as herein provided, or to comply with the terms and provisions hereof, will authorize the mortgagee to declare the whole sum due and payable, and to institute suit to collect