

and until the same is fully paid according to the tenor and effect of the three ~~hundred~~ promissory notes of said party of the first part, bearing even date with these presents. Then these presents to be void otherwise to be and remain in full force and effect.

The said first party for them selves, heirs assigns Executors or administrators covenant and agrees with the second party that they are lawfully seized of a free descindet premises, and have good right to convey same, that they will not commit or suffer waste on said premises, that they will pay all taxes and assessments levied upon said real Estate, or this mortgage or the note secured here by before said same becomes delinquent, that they will at once, without delay cause the buildings upon said premises situate to be insured or reinsured against loss by fire in amount of \$ — the insurance company or companies to be subject to approval of second party, and they will continue and maintain such insurance without intermission as long as the note hereby secured remains unpaid, and they shall deliver the policy or policies properly assigned or pledged to said second party, and in the event of loss said second party shall have power to collect such policy or policies and apply the proceeds thereof to the payment of the debt here insured, that if the makers of the note here by secured shall fail to pay either principal or interest within 30 days after due or shall fail to perform any of the covenants here in stipulated, the note here insured shall become due and payable, and this mortgage may thereupon be foreclosed; that in case of default in the performance of any covenant here in stipulated they will pay interest on the note herein secured at the rate of 10 per