

paid or default in the performance of some or all of the conditions or obligations of this mortgage by the Mortgagees assumed or upon the mortgagors imposed, then the mortgagee its successors or assigns may immediately foreclose this mortgage and pending foreclosure enter upon and take possession of the mortgaged properties and take care of the mortgaged property, collect the rents and profits thereof, harvest and mark the any growing crops thereon, the proceeds thereof to be applied in payment pro tanto of the amounts due or payable or chargeable under this mortgage.

3. That they will keep the improvements thereon in good repair and will not do or permit any waster of the premises hereby mortgaged or cut or permit to be cut any growing timber thereon without the consent of the Mortgagee, except so much as may be necessary to build, rebuild and keep the fences and other structures on the premises in repair and for necessary domestic purposes on said premises. That they will pay all taxes and charges that may be assessed on said premises and on this mortgage and on the debt hereby secured before the become delinquent.

4. That they have valid right and unincumbered title to the said premises and that they will warrant and defend the same to the mortgagee against the claims and demands of all persons. That during the existence of this debt they will keep the present buildings or any which may hereafter be erected on said premises insured against fire to the extent of twelve hundred fifty dollars and some fire insurance company to be named by the mortgagee, for the benefit of the mortgagee and should the said mortgagors fail to insure or deposit the said policies and renewals thereof as herein provided, the said mortgagee may do so at the expense of said mortgagors.

And the makers hereof hereby consent and agree that in the event of a default in the payment of the indebtedness hereby secured or a foreclosure of this mortgage, the holder thereof or of said notes, may have judgment for any deficiency that may arise after the sale of the mortgaged premises.

Now therefore if the said mortgagors shall pay all and every of said notes taxes, and charges, and shall in all other respects fully satisfy and comply with the covenants herein set forth and enumerated this conveyance shall be void. But if said mortgagors shall fail to pay any of said notes or in any other respects shall fail to pay any of said notes or in any other respects shall fail to comply with the covenants herein set forth, then as often as any such breach shall occur the said mortgagee or its successors legal representatives or assigns may at any time thereafter declare the whole of the principal sum or so much thereof as at the time of such declaration may remain unpaid to be at once due and payable as well as all interest thereon up to the date when payment may be made or judgment rendered therefor against said mortgagors and foreclose of this mortgage may be entered and the said mortgagee its successors and assigns may at any time thereafter such breach as aforesaid, proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable.

It is further agreed that 1. Should the said mortgagors fail to make payment of any assessments taxes rates insurance premiums or other charges payable by them, the said mortgagee may at its option make payments thereof and the amounts so paid including interest penalty and costs thereon with interest at ten per cent per annum shall be added to and become a part of the debt secured by this mortgage without waiver however of any rights arising from breach of any of these covenants. 2. In the event of this mortgage being foreclosed, the said mortgagors shall pay such sum as the court may consider reasonable as attorneys fees for the benefit of the plaintiff and subject to this mortgage, the same shall be a lien on the premises hereby mortgaged which fee shall be due and payable when suit is begun.

§ And it is further expressly understood that no lease of the said premises or any part thereof shall be made during the existence of this mortgage for other than reasonable rental. And in the event said premises or any part thereof are leased, upon default in the performance of any of