

AND WHEREAS, The said Mortgagors for themselves and for their heirs and assigns, have covenanted and agreed, and do hereby covenant and agree to and with said Mortgagee, his successors, legal representatives, heirs or assigns, as follows:

That they have a valid and unincumbered title in fee simple to said premises; that they have the right to convey the same; that they will not suffer or permit said premises to become subject to any lien or encumbrance that shall have precedence of this mortgage; that they will render such further assurance of said title as may be requested by said mortgagee; and that they will warrant and defend said title unto said Mortgagee and unto his successors, legal representatives, heirs or assigns, against the lawful claims and demands of all persons whomsoever;

That they will pay all/sums <sup>of said</sup> of money specified in said note, promptly as they become due;

That they will pay all taxes and assessments that may be levied or assessed on said premises and all taxes that may be levied or assessed to the holder of said note on account thereof, at least ten days before they become delinquent;

That they will keep the buildings erected and to be erected upon the lands above described insured against loss by fire in the sum of One Thousand Dollars, in a company or companies to be designated by the Mortgagee, the policy or policies to be delivered and the loss, if any, made payable to such Mortgagee, and that in case of a foreclosure of this mortgage, and sale of the premises herein described, the said property does not bring a sum sufficient to pay all claims of mortgagee and satisfy his judgment in full he may take, and shall be entitled to a judgment for any deficiency existing after such sale is made.

NOW, THEREFORE, If the said mortgagor shall pay all and every sum of money specified in said note, and shall in all other respects fully carry out and comply with the covenants hereinbefore set forth and enumerated, this conveyance shall be void. But if said Mortgagor shall fail to pay any of said sums of money as specified, or in any other respect shall fail to comply with any of the covenants hereinbefore set forth, then, as often as such failure of payment or breach of covenant shall occur, the said mortgagee, or his successors, legal representatives, heirs 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, with all unpaid interest accrued thereon, together with all sums with interest accrued thereupon paid by said mortgagee under any agreement contained in this mortgage, to be at once due and payable, and the said mortgagee, his successors, legal representatives, heirs or assigns, may, at any time after such failure of payment or breach of covenant as aforesaid, proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable, and to that end may have and be entitled to a deficiency judgment against said mortgagors, or either of them, for such sum as shall remain unpaid.

IT IS FURTHER expressly agreed: That should the said Mortgagors fail to make payment of any taxes, insurance premiums, or other charges payable by them as hereinbefore agreed, or suffer said premises to become subject to any lien or incumbrance having precedence to this mortgage, as hereinbefore provided against, the said Mortgagee may, at his option make payment thereof, and the amounts so paid, with interest thereon at eight per centum per annum, shall be added to and become a part of the debt secured by this mortgage without waiver, however, of any rights of said Mortgagee arising from breach of any of said covenants. That in case of bringing suit to foreclose this mortgage, the Court may, on the motion of the Mortgagee, or his successors, legal representatives, heirs or assigns, appoint a Receiver to take charge of said premises and to collect the rents and profits arising therefrom during the pendency of such suit and until the right of redemption