

committed thereon, and shall not suffer or permit any matters or things to be done thereto which will in anywise impair or weaken the security of the mortgagee.

Third: That the mortgagor will pay said moneys, note or notes, principle and interest, as expressed above, when from any cause the same shall become due.

Fourth:- That the mortgagor will pay before delinquency all taxes and assessments levied, assessed or imposed upon or against said premises, or any part thereof, and will also pay, before delinquency, all taxes levied, assessed or imposed, under the laws now existing or hereafter enacted, upon or against this mortgage, either as personal or real property, or as an interest in real property, or otherwise, and as well all taxes levied, assessed or imposed upon or against the mortgagee as the owner of the negotiable paper, above described, or the claim or credit evidenced thereby, or by this mortgage, or upon or against said negotiable paper, credit or claim.

Fifth:- That the mortgagor will keep the buildings on said premises insured in one or more good and solvent stock insurance companies, named by the mortgagee, in at least the sum of Fifteen Hundred (\$1500.00) Dollars, the said and all policy or policies of insurance covering said premises, or any part thereof, to provide that loss, if any, shall be payable to the mortgagee its successors or assigns, until the moneys secured hereby are fully paid, and to have attached thereto, the usual Subrogation and Mortgage Indemnity Clause, and shall deposit with said mortgagee all such policy or policies of insurance, to be retained by the mortgagee until the full debt secured hereby shall have been fully paid, and said mortgagor shall not cancel or cause to be cancelled, such policies of insurance without the written consent of the mortgagee.

Sixth:- That in case said mortgagor shall fail to pay such taxes and assessments, or any of the same, or deposit such policies of insurance, the mortgagee may pay the same, or procure such insurance, and the mortgagor hereby covenants and agrees to repay to such party all moneys so paid, with interest thereon at ten per cent, per annum until repaid, and this mortgage shall stand as security therefor.

Seventh:- That in case any taxes shall become delinquent and remain unpaid, or such policies of insurance shall not be deposited by the mortgagor, as aforesaid, or in case principle or interest, as provided above, shall become due and remain unpaid, or there shall be a breach of any covenant or promise of the mortgagor herein contained, then the whole of the principle and interest, as provided above, and all moneys secured thereby and by this mortgage shall at the option of the mortgagee, immediately become due and payable, and this mortgage may be foreclosed at any time thereafter without notice of the exercise of such option being made in any manner to the said mortgagor, or to anyone else for the whole of such moneys, and in case an action shall be brought to foreclose this mortgage, the mortgagor covenants and agrees to pay such sums as the court may adjudge reasonable as attorney's fees in such suit or action, and subject to this mortgage, the same shall be a lien upon said premises, which said fee shall be due when suit or action is commenced, and shall be recovered whether final decree be entered or not, and is a part of the costs of the commencement of said suit or action, and this mortgage shall stand security for the same.

Eighth:- That in case of an action being commenced to foreclose this mortgage under any of its provisions, on filing the complaint for such foreclosure, or at any time thereafter, upon motion of the plaintiff therein, a Receiver shall be appointed to take charge of the mortgaged premises at once and to hold possession of the same, both before and after the entering of the decree of foreclosure therein, and until the title to

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