

BY OPERATION OF LAW OR OTHERWISE BECOME A LIEN UPON THE MORTGAGED PREMISES SUPERIOR TO THE LIEN OF THIS MORTGAGE, AND WILL DELIVER ALL RECEIPTS THEREFOR TO THE MORTGAGEE;

THAT THEY WILL KEEP ALL THE IMPROVEMENTS ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR AND WILL NOT COMMIT OR SUFFER ANY WASTE OF THE PREMISES HEREBY MORTGAGED;

THE MORTGAGORS COVENANT TO PAINT THE HOUSE IN A FIRST CLASS MANNER AND TO THE SATISFACTION OF THE MORTGAGEE WITHIN A PERIOD OF SIX MONTHS FROM DATE OF THIS MORTGAGE, USING IN SAID PAINTING FIRST CLASS MATERIALS THROUGHOUT.

THAT THEY WILL INSURE AND KEEP INSURED THE BUILDINGS NOW OR HEREAFTER ON THE SAID PREMISES AGAINST DAMAGE OR LOSS BY FIRE FOR AT LEAST TWENTY-FIVE HUNDRED AND NO/100 DOLLARS, IN SUCH COMPANY OR COMPANIES AS THE MORTGAGEE SHALL REQUIRE, AND THAT SUCH INSURANCE, TOGETHER WITH ALL OTHER INSURANCE ON SAID PREMISES, AND THE POLICIES EVIDENCING THE SAME SHALL BE DELIVERED AND MADE PAYABLE TO AND RETAINED BY THE MORTGAGEE, AND AT ANY TIME SAID MORTGAGEE MAY, AT THE EXPENSE OF THE MORTGAGORS, CANCEL AND SURRENDER ANY OR ALL OF SAID POLICIES AND SUBSTITUTE THEREFOR POLICIES FOR LIKE AMOUNT IN SUCH COMPANY OR COMPANIES AS IT MAY SELECT, AND IN CASE OF FORECLOSURE, THE MORTGAGORS WILL KEEP SAID INSURANCE IN FORCE, FOR THE BENEFIT OF THE PURCHASER AT FORECLOSURE SALE, UNTIL THE PERIOD OF REDEMPTION EXPIRES.

NOW, THEREFORE, IF THE SAID MORTGAGORS SHALL PAY SAID PROMISSORY NOTES, AND SHALL FULLY SATISFY AND COMPLY WITH THE COVENANTS HEREINAFTER SET FORTH, THEN THIS CONVEYANCE SHALL BE VOID, BUT OTHERWISE TO REMAIN IN FULL FORCE AND VIRTUE AS A MORTGAGE TO SECURE THE PAYMENT OF SAID PROMISSORY NOTES IN ACCORDANCE WITH THE TERMS THEREOF AND THE PERFORMANCE OF THE COVENANTS AND AGREEMENTS HEREIN CONTAINED; IT BEING AGREED THAT ANY FAILURE TO MAKE ANY OF THE PAYMENTS PROVIDED FOR IN SAID NOTES OR THIS MORTGAGE WHEN THE SAME SHALL BECOME DUE OR PAYABLE, OR TO PERFORM ANY AGREEMENT HEREIN CONTAINED, SHALL GIVE TO THE MORTGAGEE THE OPTION TO DECLARE THE WHOLE AMOUNT UNPAID ON SAID NOTES OR SECURED BY THIS MORTGAGE, AT ONCE DUE AND PAYABLE AND THIS MORTGAGE BY REASON THEREOF MAY BE FORECLOSED AT ANY TIME THEREAFTER. IF THE SAID MORTGAGORS SHALL FAIL TO PAY ANY TAXES OR OTHER CHARGES OR ANY LIEN OR INSURANCE PREMIUM AS HEREIN PROVIDED TO BE DONE, THE MORTGAGEE SHALL HAVE THE OPTION TO PAY THE SAME AND ANY PAYMENT SO MADE SHALL BE ADDED TO AND BECOME A PART OF THE DEBT SECURED BY THIS MORTGAGE, AND DRAW INTEREST AT THE RATE OF TEN PER CENT PER ANNUM, WITHOUT WAIVER, HOWEVER, OF ANY RIGHT ARISING FROM BREACH OF ANY COVENANTS HEREIN.

THAT IN CASE SUIT OR ACTION IS COMMENCED FOR FORECLOSURE OF THIS MORTGAGE, THE MORTGAGORS SHALL PAY A REASONABLE SUM TO BE DETERMINED BY THE COURT, FOR AN ABSTRACT OF TITLE OF THE MORTGAGED PREMISES, OR A CONTINUATION OF ANY SUCH ABSTRACT AS MAY HAVE BEEN HERETOFORE FURNISHED BY THE MORTGAGORS.

IN THE EVENT OF SUIT OR ACTION BEING INSTITUTED TO FORECLOSE THIS MORTGAGE, THE MORTGAGORS THEIR HEIRS AND ASSIGNS SHALL PAY SUCH SUM AS THE COURT SHALL CONSIDER REASONABLE AS ATTORNEYS' FEES FOR THE BENEFIT OF THE PLAINTIFF, IN ADDITION TO THE COSTS AND DISBURSEMENTS PROVIDED BY STATUTE.

IN WITNESS WHEREOF, THE SAID MORTGAGORS HAVE HEREUNTO SET THEIR HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE WRITTEN.