

AND THE MORTGAGORS, J. E. RAISCH AND MARY J. RAISCH, DO HEREBY COVENANT AND AGREE WITH THE MORTGAGEE AS FOLLOWS, TO-WIT:

THAT THE SAID PREMISES ARE FREE AND CLEAR OF ALL LIENS OR INCUMBRANCES, EXCEPT AS HEREIN STATED, AND THAT THEY SHALL WARRANT AND DEFEND THE SAME FOREVER AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT AS HEREIN STATED.

THAT THEY SHALL PAY EACH AND ALL SUMS SECURED HEREBY PROMPTLY AS THEY BECOME DUE.

THAT SO LONG AS SAID DEBT REMAINS UNPAID IN WHOLE OR IN PART THEY SHALL PAY ALL TAXES, ASSESSMENTS, LIENS AND OTHER CHARGES THAT MAY BE LEVIED OR ASSESSED UPON OR AGAINST THE SAID PREMISES, THIS MORTGAGE AND THE DEBT SECURED HEREBY, TEN DAYS BEFORE THEY BECOME DELINQUENT.

THAT THEY SHALL KEEP ALL THE IMPROVEMENTS ERECTED AND TO BE ERECTED ON SAID PREMISES IN GOOD ORDER AND REPAIR, AND SHALL NOT COMMIT OR SUFFER WASTE OF THE MORTGAGED PREMISES, AND SHALL IMMEDIATELY PAY OFF ANY LIEN HAVING OR WHICH MAY HAVE PRECEDENCE OF THIS MORTGAGE EXCEPT AS HEREIN STATED.

THAT SO LONG AS SAID DEBT REMAINS UNPAID IN WHOLE OR IN PART THEY SHALL KEEP THE PRESENT BUILDINGS UPON, AND ANY WHICH MAY HEREAFTER BE ERECTED UPON, SAID PREMISES, INSURED AGAINST FIRE IN A SUM NOT LESS THAN \$... FOR THE BENEFIT OF THE MORTGAGEE, AND PAY THE PREMIUMS THEREON, AND DELIVER THE POLICIES AND RENEWALS THEREOF, WITH MORTGAGEE EXCLAUSE ATTACHED AND STAMPED "PREMIUMS PAID", UNTO THE MORTGAGEE, PROMPTLY AFTER THE ISSUANCE THEREOF, AND SUCH POLICIES AND RENEWALS AND ALL OTHER POLICIES ISSUED AND HEREAFTER TO BE ISSUED COVERING SAID MORTGAGED PROPERTY ARE HEREBY ASSIGNED TO THE MORTGAGEE AS ADDITIONAL SECURITY FOR THE PAYMENT OF ALL SUMS SECURED HEREBY, AND IT SHALL BE OPTIONAL WITH THE MORTGAGEE TO NAME THE COMPANY OR COMPANIES AND THE AGENTS THEREOF, BY WHICH THE INSURANCE SHALL BE WRITTEN, AND TO REFUSE ACCEPTANCE OF ANY POLICY ORDERED, AND TO SURRENDER AND CAUSE TO BE CANCELLED ANY POLICY WHICH MAY BE RECEIVED OR ACCEPTED, AND TO PLACE THE INSURANCE OR CAUSE THE POLICIES TO BE WRITTEN, ALL AT THE COST, CHARGE AND EXPENSE OF THE MORTGAGORS; BUT IN NO EVENT SHALL THE MORTGAGEE BE HELD RESPONSIBLE FOR FAILURE TO HAVE ANY INSURANCE WRITTEN OR FOR ANY LOSS OR DAMAGE GROWING OUT OF A DEFECT IN ANY POLICY, OR GROWING OUT OF THE FAILURE OF ANY INSURANCE COMPANY TO PAY FOR ANY LOSS OR DAMAGE INSURED AGAINST.

THAT SHOULD FAILURE BE MADE IN THE PAYMENT OF ANY SUM OR CHARGE PAYABLE HEREUNDER, IT SHALL BE OPTIONAL WITH THE MORTGAGEE TO MAKE PAYMENT THEREOF, AND THE AMOUNTS SO PAID, WITH INTEREST THEREON AT THE SAME RATE AS THAT BORNE BY THE DEBT, SECURED HEREBY, IN LIKE UNITED STATES GOLD COIN, SHALL BE ADDED TO AND BECOME PART OF THE DEBT SECURED BY THIS MORTGAGE AND SHALL BECOME IMMEDIATELY DUE AND PAYABLE, AND FOR SUCH PAYMENT, THE PREMISES HEREINBEFORE DESCRIBED, AS WELL AS THE COVENANTORS, SHALL BE BOUND TO THE SAME EXTENT AS BOUND FOR THE PAYMENT OF THE DEBT HEREBY SECURED.

THAT SHOULD THE MORTGAGORS FAIL TO PAY ANY PART OF SAID PRINCIPAL OR OF SAID INTEREST AS IT BECOMES DUE, OR ANY OTHER SUM DUE UNDER THIS MORTGAGE, OR BREAK ANY COVENANT HEREIN CONTAINED, THE ENTIRE DEBT SECURED BY THIS MORTGAGE SHALL AT ONCE BECOME DUE AND COLLECTIBLE IF THE MORTGAGEE SO ELECT, AND ALL NOTICE OF SUCH ELECTION IS HEREBY WAIVED.