

THAT THEY ARE LAWFULLY SEIZED OF SAID PREMISES, AND NOW HAVE A VALID AND UNINCUMBERED FEE SIMPLE TITLE THERETO, AND THAT THEY WILL FOREVER WARRANT AND DEFEND THE SAME AGAINST THE CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER;

THAT THEY WILL PAY THE SAID PROMISSORY NOTE AND ALL INSTALLMENTS OF INTEREST THEREON PROMPTLY AS THE SAME BECOME DUE, ACCORDING TO THE TENOR OF SAID NOTE;

THAT SO LONG AS THIS MORTGAGE SHALL REMAIN IN FORCE THEY WILL PAY ALL TAXES, ASSESSMENTS AND OTHER CHARGES OF EVERY NATURE WHICH MAY BE LEVIED OR ASSESSED UPON OR AGAINST THE SAID PREMISES WHEN DUE AND PAYABLE, ACCORDING TO LAW, AND BEFORE THE SAME BECOME DELINQUENT, AND WILL ALSO PAY ALL TAXES WHICH MAY BE LEVIED OR ASSESSED ON THIS MORTGAGE OR THE DEBT THEREBY SECURED, AND WILL PROMPTLY PAY AND SATISFY AND MECHANIC'S LIENS OR OTHER INCUMBRANCES THAT MIGHT BY OPERATION OF LAW OR OTHERWISE BECOME A LIEN UPON THE MORTGAGED PREMISES SUPERIOR TO THE LIEN OF THIS MORTGAGE;

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 MORTGAGES;

THAT SO LONG AS THIS MORTGAGE SHALL REMAIN IN FORCE THEY WILL KEEP THE BUILDINGS NOW ERECTED, OR ANY WHICH MAY HEREAFTER BE ERECTED ON SAID PREMISES, INSURED AGAINST LOSS OR DAMAGE BY FIRE TO THE EXTENT OF \$1000.00 IN SOME COMPANY OR COMPANIES ACCEPTABLE TO SAID MORTGAGEE AND FOR THE BENEFIT OF SAID MORTGAGEE AND WILL DELIVER THE POLICIES AND RENEWALS THEREOF TO SAID MORTGAGEE.

NOW, THEREFORE, IF THE SAID MORTGAGORS SHALL PAY SAID PROMISSORY NOTE, AND SHALL FULLY SATISFY AND COMPLY WITH THE COVENANTS HEREINBEFORE 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 NOTE 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 NOTE 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 DUE ON SAID NOTE, OR UNPAID THEREON OR ON THIS MORTGAGE, AT ONCE DUE AND PAYABLE AND THIS MORTGAGE BY REASON THEREOF MAY BE FORECLOSED AT ANY TIME THEREAFTER. AND 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 OF THE COVENANTS HEREIN.

IN CASE SUIT OR ACTION IS COMMENCED TO FORECLOSE THIS MORTGAGE, THE COURT MAY UPON MOTION OF THE MORTGAGEE, APPOINT A RECEIVER TO COLLECT THE RENTS AND PROFITS ARISING OUT OF SAID PREMISES DURING THE PENDENCY OF SUCH FORECLOSURE, AND APPLY THE SAME TO THE PAYMENT OF THE AMOUNT DUE UNDER THIS MORTGAGE, FIRST DEDUCTING ALL PROPER CHARGES AND EXPENSES ATTENDING THE EXECUTION OF SAID TRUST.

IN THE EVENT OF SUIT OR ACTION BEING INSTITUTED TO FORECLOSE THIS MORTGAGE, THE MORTGAGORS I. P. IRONS AND D. M. IRONS AND ASSIGNS SHALL PAY SUCH SUM AS THE COURT SHALL CONSIDER REASONABLE AS ATTORNEY'S FEES FOR THE BENEFIT OF THE PLAINTIFF,