said notes and coupons.

And the said grantors do further covenant with the said grantee and his assigns that they the said grantors will well and truly pay all taxes and assessments that have been or shall hereafter be imposed or levied upon the said premises when and as the same are or shall become due and payable and save the Grantee and his assigns harmless therefrom; and further that they the grantors will keep all the buildings fences and other improvements upon said premises in as good repair and condition as the same are at the date hereof, and further that they will commit no waste and suffer none to be committed on the same until the said notes interest and debt shall be fully paid.

Always provided and these presents are upon condition that if the said grantors shall well and truly pay the said notes interest and debt according to the tenor and effect of the said notes and of the said coupons and all covenants herein and shall well and truly perform all their covenants herein then these presents shall be void, otherwise in full force and of full effect.

In case the grantors shall fail to perform their covenants herein to pay the taxes and assessments on said premises, the grantee or his assigns may at his or their option pay the same and in such case the amount of the taxes and assessments so paid shall be added to the principal debt and shall be secured hereby in the same manner and shall draw interest from the time when so paid at the rate of tenth per cent per annum. It is agreed that the Grantee or his assigns may at any time demand repayment of any moneys so paid by him or them for taxes assessments or insurance together with the said interest thereon and that if such moneys and interest shall not be paid when so demanded the grantee or his assigns may at his or their option declare the whole amount secured by these presents including principal and interest to be due and may proceed to collect the same by foreclosure or otherwise according to law.

It is also agreed that if any part of the principal sum or of the interest due on said notes and hereby secured shall remain unpaid for the space of ten days after the same shall become due and payable according to the tenor and effect of said notes or if the grantors shall fail to perform any of their covenants herein then in such case the Grantee or his assigns may at his or their option declare the principal sum secured hereby and the interest thereon to be due and payable and may proceed to collect the same by foreclosure or otherwise according to law.

All benefit of any appraisement or stay laws now existing or which may hereafter be enacted is hereby expressly waived by the grantors.

In case legal proceedings for the foreclosure of this mortgage shall be commenced by the grantee or his assigns he or they shall thereupon be entitled to the immediate possession of the premises and to the rents profits and emblements thereof.