The mortgagor [illegible] to pay all taxes and assessments against said property and to keep the property insured against loss or damage by fire, lightning and [illegible] in the amount of $15,000.00 in companies approved by the mortgagee and agrees that the policy of insurance [illegible] attached [illegible] a mortgage clause, making the loss payable to the mortgagee as its interests may appear, and to provide for the payment of such taxes and insurance it is agreed that the mortgagor [illegible] pay to the mortgagee in equal monthly installments on the first day of each month after the date hereof such a sum as will be sufficient on semi-annual installment date to re-pay the said mortgagee all amounts advanced by it for taxes and insurance premiums during such six months period with interest thereon at six per centum per annum.

In the event any sum of money becomes payable under such policy of insurance the said mortgagee may at its option receive and apply the same on the indebtedness hereby secured, or may permit the mortgagor to receive and use it or any part thereof for the purpose of rebuilding or repairing the damaged premises.

The said mortgagor agrees to keep all buildings and other improvements upon said premises in as good repair and condition as the same are in at this date and not to commit or permit waste, and further agrees that said mortgagee may, at its option, at any time enter upon said property and make such repairs thereto as may be necessary, in the opinion of [illegible], to prevent its deterioration and to advance for the benefit of said mortgagor such sum or sums as may be necessary for the payment of such repairs and the sum so advanced, [illegible] evidenced, [illegible] note, check, or book account, shall be repaid by said mortgagor to said mortgagee, with interest at the [illegible] rate as provided in [illegible] note and this mortgage, and shall be an additional lien upon said premises and secured by this mortgage.

It is further agreed that all [illegible] and electric light fixtures, heaters, furnaces, [illegible], screens, screen doors, [illegible] and all [illegible] equipment located or which shall hereafter be located or installed on and used in connection with said premises, whether or not the same would otherwise [illegible] are hereby [illegible] included in this mortgage.

In the event the property described herein or any part thereof shall be taken [illegible], the entire award shall be paid to the mortgagee and applied upon said indebtedness, and the said mortgagee is hereby authorized to receive such award and to [illegible] therefor. In case the award, in the opinion of the mortgagee, is inadequate to cover the value of the property taken [illegible] the property, the mortgagee, in the name of the [illegible], may take an appeal or appeals as it deems advisable, and do all things necessary to perfect such appeal.

If default [illegible] in the payment of [illegible] said note when due or [illegible] installment as provided by said note, or if default be made in any of the covenants or conditions of this mortgage, then the mortgagee may, at its option, declare the remainder of said debt [illegible] by this mortgage immediately due and payable, and interest shall thereupon accrue on all of such indebtedness at the rate of ten per centum per annum, and this mortgage may be foreclosed. If suit be filed for the foreclosure of this mortgage, the abstract shall be extended [illegible] of the mortgagor and the amounts so paid shall be repaid by the mortgagor to the mortgagee with interest at the rate of 10 per centum per annum and shall be secured by this mortgage. Failure of the mortgagee to exercise such option shall not constitute a waiver of right to exercise the same at any other time as to such default or as to any subsequent default.