

To Insure

To keep the buildings on said premises constantly insured for the benefit of said Mortgagee against loss, in such companies and for such coverage and amounts as may be satisfactory to said Mortgagee until the debt hereby secured is fully paid, and to keep such policies constantly assigned, pledged and delivered to said Mortgagee ten days in advance of the expiration of any such policies, stamped "PAID" by the agent or company issuing the same.

To Furnish
Abstract

To furnish and leave with said Mortgagee during the existence of said loan, abstracts of title covering said land.

DEFAULT:

It is expressly understood and agreed between the parties hereto as follows:

In Payment
of Note

That should said Mortgagor fail to pay any part of the principal or interest according to the terms of the note secured by this mortgage or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at the option of said Mortgagee become at once due and payable, without notice. And in the event that any installment shall become overdue for a period in excess of fifteen (15) days, a "late charge" of four cents (4¢) for each dollar (\$1.00) so overdue may be charged by the holder hereof for the purpose of defraying the expense incident to handling such delinquent payment.

In Payment
of Taxes

The Mortgagor agrees that there shall be added to each payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, and similar charges upon the premises subject hereto;