

lawfully seized of said premises, free and clear of all incumbrances, and will warrant and defend the same against the lawful claims of all persons whomsoever.

And the said party of the first part do further covenant to pay all taxes and assessments levied on said premises before the same become delinquent; and if not so paid, the said party of the second part, its successors or assigns, may pay the same, and may redeem said premises from any tax sale, and may pay and discharge any other liens which may affect the priority of this mortgage as a first lien on said premises; and all moneys paid therefor, with interest thereon, from the date of such payment, at the rate of ten per cent. per annum, shall be a lien under this mortgage on said premises.

And the said party of the first part do further covenant to procure and maintain policies of insurance on the buildings erected and to be erected on the above described premises, against loss or damage by fire, in such companies and for such an amount as may be required by the said party of the second part, its successors or assigns, and assign and deliver all policies of insurance, or the renewals thereof, on said buildings, whether in excess of the amount of said note or not, to the said party of the second part, its successors or assigns, as collateral security for the payment of the debt hereby secured; and in default thereof, the said party of the second part, its successors or assigns, may effect and maintain such insurance; and all moneys paid therefor, with interest thereon, from the date of such payment, at the rate of ten per cent. per annum, shall be a lien under this mortgage on said premises.

And the said party of the first part do further covenant to keep all buildings, fences and other improvements on said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises.

And the said party of the first part do further covenant that if default be made in the payment of any interest coupon hereby secured, or in case of failure to perform any of the covenants herein contained, the whole sum of money hereby secured, including all moneys paid by the party of the second part, its successors or assigns, by virtue of any provision hereof, shall, at the option of the said party of the second part, its successors or assigns, become at once due and payable, without notice, and suit may be brought for the collection thereof, and for the foreclosure of this mortgage; and the said party of the second part, its successors or assigns, shall thereupon be entitled to the immediate possession of said premises and of the rents, issues and profits thereof; and if judgment be rendered for foreclosure, it shall be that the whole of the