shall also well and truly pay or cause to be paid unto said Association its successors or assigns, the sum of six Dollars monthly on the fifteenth day of each and every month hereafter, for the monthly contribution or dues on Ten shares of the capital stock of said Association now owned by said J. E. Hair and Mary Hair untill the value of said stock shall be sufficient to divide to each and every share thereof the sum of One Hundred Dollars ($100.00) and shall fully indemnify and save said association from all losses by reason of said loan according to the by-laws, rules and regulations that are or may be made by said Association, and also that they will promptly pay all taxes, of whatsoever nature, levied or assessed upon the real estate described in this mortgage, before the same becomes delinquent, and also that they will pay off and discharge all mechanics' liens which may hereafter be filed against said property and also that they will keep the buildings upon said real estate as herein described constantley insured in same responsible insurance company or companies to be approved by the directors of said Association, in the sum of not less than Eight Hundred Dollars, and the policy or policies of such insurance duly assigned and delivered to said Association.

Said Bond further contains an express covenant and agreement on the part of said parties of the first part, and to and with said association, that if, at any time, default shall be made in the payment of any monthly payment of said interest on the said sum of Eight hundred Dollars, or in the payment of any of the monthly contributions or dues on said stock or in any monthly payment of the sum provided in said Bond and herein to be paid as premium upon said loan, and the same or either of said sums shall remain unpaid for the space of six months ~~of six months~~ after the payment thereof shall fall due, or if said tax or taxes or any taxes whatsoever levied or assessed upon said real estate shall remain unpaid after the same become delinquent, or any Mechanics Liens shall remain unpaid after the rendition or judgment in any Court establishing the same, or if said J. E. Hair and Mary Hair shall fail or neglect to keep said buildings insured as provided in said Bond and the policy or policies of insurance duly assigned and delivered to said association, then and in such case the whole principal debt aforesaid being the principal of said Loan, and all interest and premium accrued thereon together with all fines and penalities assessed against said shares of stock according to the by-laws and rules of said Association, shall at the option of said Association, its successors, or assigns, immediately there-