

follows:

First: That it has good right to sell and convey the above described premises, property, rights, franchises, and leases:

Second: That the same are free from all incumbrances:

Third: That it will warrant and defend the title of said property against the lawful claims of all persons:

Fourth: That it will pay all legal taxes and assessments levied upon said premises, plants, franchises, machinery, fixtures and appurtenances before the same become delinquent, and if not so paid, the holder of this mortgage may, without notice, declare the whole sum of money herein secured due and collectible at once, or may elect to pay such tax, assessment or other claims, and be entitled to interest on the same at the rate of ten per cent per annum, and this mortgage shall stand as security for the amount so paid with such interest:

Fifth: That it will pay all State, County and Municipal taxes that may at any time be assessed against the bonds herein and hereby secured or against any portion thereof:

Sixth: That during the continuance of the indebtedness hereby secured it will keep all buildings and improvements on said premises and said plants and all machinery and fixtures in any connected therewith, or used in the operation thereof, in as good repair and condition as same are now in, and in all respects in as good condition as any first class property of similar character is kept:

Seventh: That it will at all times hereafter, until the bonds secured hereby, and all interest thereon shall be fully paid, keep all of its buildings, boilers, engines, machinery and other property that is usually insured by like companies, fully insured to the full insurable value thereof, against loss or damage by fire, lightning and cyclones, in some good and responsible insurance company or companies, and cause such insurance to be made payable in case of loss, to the Trustee, by proper stipulations to be inserted in or attached to the policies, and deliver to the Trustee such policies of insurance, and all renewals thereof as soon as and whenever such insurance is effected; and in default of so doing the Trustee or the legal holders of said bonds, or any of them, at its or their option, may effect such insurance in the name of the Trustee and all money paid for such insurance by the Trustee or bond holders, together with interest thereon at the highest rate