

in manner and form as aforesaid; that the same are free and clear of all liens and incumbrances whatsoever; and that she will forever warrant and defend the same against all lawful claims; that the said party of the first part will, in due season pay all taxes and assessments on said premises, and exhibit once a year, on demand, receipts of the proper persons to said party of the second part or its assigns, showing payment thereof, until the indebtedness aforesaid shall be fully paid; and will keep all buildings that may at any time be on said premises during the continuance of said indebtedness insured in such company or companies as the party of the second part or its assigns may from time to time direct, for such sum or sums as such company or companies will insure for, not to exceed the amount of said indebtedness, except at the option of the said party of the first part, and will assign, with proper consent of the insurers, the policy or policies of insurance to said party of the second part, or its assigns as further security for the indebtedness aforesaid. And in case of the refusal or neglect of said party of the first part thus to insure, or assign the policies of insurance or to pay taxes, said party of the second part its successors or assigns, may procure such insurance or pay such taxes, and all moneys thus paid, with interest thereon at the rate of seven per cent. per annum, shall become so much additional indebtedness, secured by this mortgage, and to be paid out of the proceeds of sale of the lands and premises aforesaid, if not otherwise paid by said party, of the first part.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Jade Black (seal)