company or companies to be approved by the said party of the second part, its successors or assigns, to the amount of not less than \_\_\_\_\_ dollars ( provided how-\_\_\_\_\_ ever that if the policies of such insurance contain any condition or provision as to co-insurance the buildings shall be kept insured for a sufficient amount also to g comply with such co-insurance condition ) with loss, if any, payable to said party fof the second part, its successors or assigns, as its or their interest may appear, Ad and forthwith upon issuance thereof deposit such policies with the said party of the } gsecond part, its successors or assigns, and shall keep the buildings and other im-Eprovements on said premises in as good condition and repair as at this time, ordinary wear and tear only excepted; and shall keep said premises free fron all statutory liens; and upon demand by said party of the second part, its successors or assigns, shall pay all prior liens, if any, which may be found to exist on said property and all expenses and attorneys fees incurred by said party of the second part its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; and all of which said parties of the first part hereby agree to do: then these presents to be void, otherwise to remain in full force. It is agreed that i F insurance above provided for is not promptly effected and the policies therefor duly deposited or if the liens, taxes, special assessments, expenses or Sattorneys fees above specified shall not be paid as hereinbefpre provided, the said derty of the second part, its successors or assigns, ( whether electing to declare the whole indebtedness hereby secured due and collectible or not) may affect the insurance Sabove provided for and pay the reasonable premiums and charges therefor, and may pay. ] said taxes and special assessments ( irregularities in the levy or assessment thereof g being expressly waived ) any may pay such liens, expenses and attorneys fees, and all such payments with interest thereon from the time of payment at the rate of ten per Scent per annum shall be deemed part of the indebtedness secured by this mortgage. And Git is agreed that in case default shall be made in the payment of any instalment of Asaid note or of interest thereon when due, or if there shall be a failure to comply with any or either of the terms or conditions of this mortgage, then the note and the indebtedness secured by this mortgage, including all payments for taxes, assessments insurance premiums, liens, expenses and attorneys fees hereinabove specified shall, of the option of the party of the second part and without notice, ( notice of the exercise of such option being hereby expressly waived) become due and collectible at once by foreclosure or otherwise, and upon commencement of any foreclosure or at any time thereafter and prior to the expiration of the time for redemption from any sale of said premises on foreclosure, any court of competent jurisdiction, upon application of the party of the second part, its successors or assigns, or the purchaser at such sale, may at once and without notice to the parties of the first part, or any person claiming under them appoint a receiver for said premises toutake possession the reof to collect the rents, issues and profits of said premises during the pendency of such foreclosure and until the time to redeem the same from the foreclosure sale shall

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premises insured against loss or damage by fire in some reliable insurance

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