and every month, beginning with the first day of February 1907, which said payments the mortgagors hereby undertake and agree to make until the full sum of Twelve Hundred Sixty-four & 40/100 Dollars ($1264.40) shall have been paid, according to the conditions herein contained and a promissory note of even date herewith, executed by said mortgagors, payable to the order of said mortgagee for said sum.

Said mortgagors' original obligation was $1358.00, upon which they have paid, prior to the date hereof, $93.60, leaving the balance due $1264.40 and until such payment shall keep and perform each and all of the covenants herein contained, then this deed shall be null and void; otherwise to remain in full force and effect.

Said mortgagors further covenant with said mortgagee that during the continuance of this mortgage and until all obligations hereunder are discharged, they will keep the improvements on said premises unceasingly insured against loss by fire in such form of policies and in such company or companies as said mortgagee shall select, for at least the sum of One Thousand Dollars, ($1000.00) that all insurance written during said time upon said improvements, shall in the policies thereof by mortgage and subrogation clause satisfactory to said mortgagee be made payable, in case of loss, to said mortgagee to the amount then secured by this mortgage, which policy shall, as soon as written be delivered to said mortgagee; that during said time said mortgagors will, as soon as due, pay all taxes, assessments and charges that may for any purpose be assessed or imposed on said premises; that they will pay the principal and interest of the indebtedness hereby secured when due or declared due, and the attorney's fees hereinafter designated in case, and as soon as foreclosure proceedings hereunder are begun, and that if default be made in the payment of the sum hereby secured, or of the interest thereon, or in the performance or observance of any covenant or agreement herein contained, then and in any such case said mortgagee may without notice declare the whole sum secured by this mortgage immediately due and payable; that said mortgagors during said time will keep said improvements in good repair and not suffer or permit any waste upon the same; that, if said mortgagors shall neglect to keep said improvements so insured, such taxes, assessments and charges paid, said improvements in repair as aforesaid, or in case said premises are now or hereafter subject to any incumbrance or lien prior to the lien of this mortgage; or in case any default shall occur in said payments or in any of the conditions of this mortgage, then and in such case said mortgagee may pay and