and encumber the same and they will warrant and defend the same against the lawful claims of all persons whomsoever. Said first parties agree to insure the buildings on said premises in the sum of $1000.00 for the benefit of the mortgagee and maintain such insurance during the existance of this mortgage.

Said first parties agree to pay all taxes and assessments lawfully assessed on said premises before they become delinquent.

Now if said party shall pay or cause to be paid to said second party his heirs or assigns said sum of money in the above described note mentioned together with the interest thereon according to the terms and tenor of said note and shall make and maintain such insurance, and pay such taxes and assessments, then these presents shall be wholly discharged and void otherwise shall remain in full force and effect.

If such insurance is not effected and maintained or if any and all taxes and assessments which are or may be leived and assessed lawfully against said premises or any part thereof are not paid before delinquent, then the mortgagee may effect such insurance or pay such taxes and assessments and shall be allowed interest thereon at the rate of 8% per annum until paid and this mortgage shall stand as security for all such payments, and if said sum or sums of money or any part thereof is not paid when due, or if such insurance is not effected and maintained or any taxes or assessments are not paid before delinquent the holder of said note and this mortgage may