

AND, Shall pay all taxes and assessments of whatever kind that may be levied and assessed at any time upon said premises, or upon this mortgage or bond secured hereby, or against the legal holder of said bond on account of this mortgage or the bond secured hereby, when the same shall become due, and pay or cause to be paid as they fall due the monthly installments on all shares of stock carried or owned by party of the first part, or deposited with party of the second part as collateral security to said loan, and procure, keep in force, and deliver to said party of second part such policies of insurance, and in such amounts, as are satisfactory to it, against loss by fire, tornadoes, cyclones and windstorms, upon the buildings on said premises, with mortgage clause acceptable to party of the second part hereto attached making the loss, if any, payable to party of the second part, and all policies in force or issued upon said buildings while this mortgage is in force thereon shall be approved by and delivered to said party of the second part, and have its mortgage clause attached thereto, making the loss, if any, payable to party of the second part, and shall put, keep and maintain the buildings and all other improvements now on said premises or hereafter placed thereon, in good repair at all times, and shall commit or suffer no waste or nuisance thereon, nor allow said premises to go unoccupied, and shall permit said party of the second part, by its officers and agents, to go upon said premises and repair the same whenever they deem it necessary and in case said premises are left unoccupied, or in case of default in the performance of any of the conditions in said first mortgage bond or herein contained, to take possession of and rent the same and collect the rents and incomes thereof and apply same upon the indebtedness secured hereby and do such acts as may to them seem best for the protection of said property and the interests of party of the second part therein, and shall fully comply with and perform all the covenants and agreements herein contained, then this mortgage shall be void.

BUT, If and as often as default be made in the performance of any of the conditions covenants and promises herein contained, on the part of the said party of the first part at the time and in the manner herein provided, then in either or any such case the whole principal sum secured by this instrument then remaining unpaid, and the interest and fines accrued thereon according to the terms and conditions of said FIRST MORTGAGE BOND executed by the said party of the first part, bearing even date herewith and hereinbefore referred to, shall, at the election of the party of the second part, its successors or assigns, and without notice to party of the first part, become at once due and payable, and said party of the second part, its successors or assigns, upon such election may at once enter upon and take possession of said premises, using such force as may be necessary therefor, and take and receive the rents, profits and income thereof, and have full control of the same, so long as said default exists, or may apply to any Judge or Court having jurisdiction to appoint, and have appointed, a receiver to take charge of said property and preserve the same and collect the rents and profits thereof, and may proceed to foreclose said mortgage and have said property sold, and the proceeds thereof, together with the rents and profits, applied, first, in payment of the costs of suit and sale, and Four Hundred and No/100 Dollars (\$400.) attorney's fee, which the court shall tax for plaintiff in the action and all moneys which may have been advanced by party of the second part for insurance, taxes and other charges, liens and assessments, with interest thereon from date of advancement at ten (10) per cent, per annum, all of which shall become a lien on said premises; second, to pay all sums of money due and payable upon the said first mortgage bond secured hereby, with the accrued interest and fines thereon, and, third, the overplus, if any, to be paid to the party of the first part, their legal representatives or assigns.