

executed by Kathleen P. Black and H.C. Black to said party of the second part, its successors and assigns, to which these presents are collateral and shall also pay and discharge or cause to be paid within the time prescribed by law, all such taxes and assessments, of whatever nature as shall be any lawful authority, while the money secured by these presents remains unpaid, be levied or imposed upon said premises above described including the taxes upon the mortgage interest of said party of the second part in and to said premises, by virtue of this mortgage; and shall insure and keep insured the buildings erected and to be erected on the premises above described in some good and responsible insurance company, to be approved by the party of the second part, against loss and damage by fire, in the sum of at least-----dollars, for the benefit of the party of the second part, its successors and assigns; and assign and deliver the policy and certificates thereof to the party of the second part, its successors and assigns; and shall further keep and perform all covenants and agreements hereinafter made, then these presents shall be null and void.

AND IT IS HEREBY EXTREMELY WITNESSED, That should any default be made in the above covenant to insure and keep insured the said buildings then and in such case it shall be lawful for the said party of the second part, its successors and assigns, without prejudice to any rights it might otherwise have by virtue of these presents, to effect such insurance and the premium or premiums paid therefor shall be a lien on the premises above described, added to the amount secured by these presents, and shall be payable on demand, with interest at ten (10) per cent per annum.

AND IT IS ALSO WITNESSED, That should any default be made in such payment of the taxes and assessments as above provided, or any part thereof, then and in such case it shall be lawful for the said party of the second part its successors and assigns, without prejudice to any rights which it might otherwise have by virtue of these presents, to pay and discharge said taxes or assessments, and the money thus paid shall be a lien on said premises, added to the amount secured by these presents, and shall be payable on demand, with interest at ten (10) per cent per annum.

AND IT IS ALSO WITNESSED, That should any default be made in the payment of any of the items mentioned in this mortgage on the day when the same are due payable by this mortgage or said note, or should said first parties fail or neglect to pay or cause to be paid all taxes, assessments, or public rates levied upon said premises, then the said second party shall and legally under the laws of this State or shall allow or permit any legal or equitable liens to exist or to be placed against the premises herein conveyed, that will in any manner effect or weaken the security herein conveyed, that will in any manner effect or weaken the security herein, intended so to be, or shall commit waste on said premises, or do any act whereby the property herein conveyed is in any way less valuable, or shall fail well and truly to keep and perform each and all of the covenants, expressed or implied, herein contained, or either of them, then, upon the happening of any of the above contingencies, the whole amount herein secured shall become due and payable at once, without notice, if said second party so elects, including the principal so contained or contained in said note, to the contrary thereof in any deed or instrument.