

That he will constantly keep said lands and premises free from mechanic's lien and other liens and encumbrances; also that he will preserve and maintain the security hereunder against any adverse or intervening claim or interest.

That-- will, until this mortgage is satisfied, keep all the buildings on said lands and premises constantly insured in at least the sum of -----Dollars, against loss or damage by fire, wind-storm or tornado, in some responsible insurance company approved by the said Mortgagee, or the legal holder of this mortgage and the indebtedness hereby secured, with loss, if any, payable to the said mortgagee, heirs, successors or assigns as his interest may appear, and will deliver such policies of insurance to the said mortgagee or the legal holder of the mortgage and the indebtedness hereby secured; and in case any of the buildings on said lands and premises be damaged or destroyed by fire, wind-storm or tornado the said mortgagee or the legal holder of this mortgage and the indebtedness hereby secured shall have the right to apply the monies collected from said insurance to the payment of the debt hereby secured whether due or not.

If the said mortgagor shall fail to pay any of said taxes or assessments, or shall fail to procure and keep up said insurance as herein agreed, then said mortgagee, his heirs, successors or assigns may pay said taxes and assessments and effect said insurance and charge all sums so paid out against said mortgagor, and the lands and premises herein conveyed, and the money or moneys so advanced for the payment of taxes, assessments or insurance or charge whatsoever nature on the property hereby conveyed shall be added to the mortgage debt and the repayment thereof with the interest thereon at the rate of ten (10) per cent per annum shall be secured by this mortgage and shall be forthwith due and payable, and the said mortgagee and his heirs, successors and assigns, shall be subrogated to all the rights of the persons to whom said payment of payments have been made, and any payment so made shall not constitute a waiver of any right growing out of such default.

Now if the said mortgagor or any one for him shall pay or cause to be paid, the said principal sum and all interest thereon at the times and place and in the manner aforesaid and shall well and truly keep and perform all of the covenants and agreements contained in this mortgage, then this mortgage shall be void.

But if said mortgagor shall fail to keep any of the covenants or agreements herein contained or shall fail or refuse to pay any of the moneys or interest hereby secured as the same becomes due and payable by the terms of said note and coupons, or if default occur in the payment of said taxes or assessments, or if default occur in said insurance agreement as provided herein, or if the buildings and improvements are not kept in good repair or waste or damage be permitted or committed, then this mortgage shall become absolute, and in that case all moneys stipulated to be paid on said note coupons, and in this mortgage shall become due and payable without notice, at the option of the said mortgagee his heirs, successors or assigns, and this mortgage may thereafter be foreclosed for the whole amount of all said moneys, interest and costs.

And upon filing suit for foreclosure said mortgagee his heirs, successors or assigns shall be entitled to have a receiver appointed to take charge of said mortgaged lands and premises together with all rents, profits, crops and proceeds arising therefrom during such litigation and the period of redemption from sale hereunder, and in case of commencement of suit for foreclosure of this mortgage by reason of any default of the said mortgagor, then said mortgagor hereby agrees to pay the holder and owner of this mortgage and the indebtedness hereby secured all costs and expenses incident to said receivership and suit for foreclosure, together with reasonable attorney's fees for the foreclosure of said mortgage, and the attorney's fees, costs and expenses shall be secured by this