commons, easements, benefits, privileges and appurtenances whatsoever thereunto belonging or in anywise appertaining, and all crops of every nature and kind, no matter by whom pitched or begun, growing on said property hereby conveyed at the time of the sale of said property in any proceeding wherein the mortgage indebtedness aforesaid is to be collected or paid.

PROVIDED that if the said James Challis and Gladys Phillips Challis, his wife, shall pay at maturity the promissory note given for said indebtedness of Two Thousand, Five Hundred Dollars of even date herewith by said James Challis and Gladys Phillips Challis, his wife, mortgagors herein, payable one year after date and made payable to the said The New Windsor State Bank, or order, and all renewals thereof, with all interest due thereon, and comply with all [illegible] this mortgage, then this mortgage shall be void, [illegible] rce and effect.

AND the said mo[illegible] ey are seized of the land hereby convey[illegible] said land and will warrant gene[illegible] r or permit any strip or waste o[illegible] buildings and improvements in [illegible] t that they will pay the aforesai[illegible] the same is due and payable, as he[illegible] he tenor of said note; and will keep [illegible] e said ground fully insured from lo[illegible] nsurance and assign the policy to the said T[illegible], and will pay all taxes on the real estate hereby conve[illegible] further covenant that should they fail in paying the said taxes and insurance premiums and said The New Windsor State Bank should pay the same, then the amount of the taxes so paid and the amount of the premiums so paid, with interest thereon, shall be a lien on the mortgaged property as though included in the first instance in the mortgage itself.

PROVIDED that if default shall be made by the said James Challis and Gladys Phillips Challis, his wife, in the payment of the said promissory note at maturity, or any renewal thereof, when due, or of any interest thereon, when due, or if default shall be made in the performance of any