

the part of the said mortgagors agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the promissory note aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said mortgagors shall possess the mortgaged premises as of their present estate therein.

AND THE said mortgagors for themselves, and their personal representatives, heirs, successors and assigns, do expressly covenant and agree with the mortgagees:

THAT they will pay the indebtedness as hereinbefore provided;

THAT they will pay all taxes, assessments, water rent, public dues and charges of every kind, levied, assessed or incurred, or to be levied, assessed or incurred when legally due, together with insurance premiums herein required to be paid on the property hereby mortgaged;

THAT they will keep during the continuance of this mortgage the buildings erected on the said mortgaged premises insured against loss with fire insurance and extended coverage, for a sum total of not less than One Hundred Twenty-Three Thousand Dollars (\$123,000.00) in some safe and reliable insurance company, paying the premiums and assessments thereon as they fall due and become payable, and that they will maintain and deliver to the mortgagees the said policy of insurance and any other insurance which the mortgagors may carry upon the premises, and cause the same to be made payable to the said mortgagees for their benefit in case of loss or damage by fire or other casualty covered by said insurance; and the said mortgagors further in like manner covenant and agree that should they fail in any of these particulars and the said mortgagees pay the premiums and assessments necessary to keep said policy or policies of insurance in force, the same so paid, with interest thereon,