TOGETHER with the buildings and improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

PROVIDED that if the said James S. Briscoe, his heirs or assigns, shall well and truly pay or cause to be paid to the said Howard M. Huffer, his personal representatives or assigns, the aforesaid promissory note for One hundred and sixty-five dollars ($165.00), with interest as aforesaid, when and as the same shall become due and payable, and shall perform all the covenants herein on his part to be performed, then this mortgage shall be void.

AND the said James S. Briscoe, his heirs and assigns, does hereby covenant to pay the aforesaid promissory note, together with all interest that may be accrued thereon, when and as the same shall become due and payable according to the tenor of said promissory note, and that he will, during the continuance of this mortgage, keep the buildings upon said real estate fully insured against loss by fire in the sum of not less than One hundred and fifty dollars ($150.00), and will cause the policy or policies of insurance to be so endoresed or assigned as that in case of loss by fire the insurance will inure to the benefit of the said Howard M. Huffer, his personal representatives or assigns, to the extent of his lien or claim hereunder, and that he will pay all taxes which may be levied or assessed upon said mortgaged premises, when and as the same shall become due and payable.

AND the said James S. Briscoe does further covenant that should he fail to pay said taxes and the premium for said insurance and the said Howard M. Huffer, his personal representatives or assigns, shall pay the same, then the amount of taxes and insurance premiums so paid, together with the interest thereon, shall be a lien on the said mortgaged property as though included in this mortgage in the first instance.

AND it is agreed that until default be made in the premises the said James S. Briscoe, his heirs or assigns, shall possess the aforesaid property. But if default be made in the payment of said promissory note or of the interest thereon to accrue, or in any part of either of them, at the time limited for the payment of the same, according to the tenor of said promissory note, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed to be due and demandable and it shall be lawful for the said Howard M. Huffer, his personal representatives or assigns, at any time after default, to sell the