

104. A mortgage made in the above form, or to the like effect, shall be construed and deemed a good and sufficient mortgage, for the purposes therein specified. Of mortgagees.

105. Any covenant, proviso, limitation or restriction, allowed by law, may be added, annexed to or introduced into the foregoing form.

106. When in a mortgage the words, "the said covenants," are used, such covenant shall have the same effect as if it was expressed to be by the covenantor himself, personal representatives and heirs, and shall be deemed to be with the covenantee, his heirs, personal representatives and assigns.

107. A covenant by a mortgagor "that he will pay the aforesaid money," shall be construed and have the same effect as if the mortgagor had covenanted that he, his heirs, executors and administrators, shall well and truly pay, or cause to be paid, unto the said (the mortgagee,) his executors, administrators, heirs or assigns, the said sum of dollars, with interest for the same, at such times and after such manner as hereinbefore set forth and agreed upon for the payment thereof.

108. A covenant by a mortgagor "that in default of payment, the said (the mortgagee,) may enter," shall be construed, and have the same effect as if the mortgagor had covenanted "that if default shall be made in the payment of the sum of dollars, with the interest, or any part thereof, at the times, or in the manner aforesaid, then and from thenceforth it shall and may be lawful for the said (the mortgagee,) his heirs and assigns, to enter into and upon the said land and premises hereby granted and released, or intended so to be, with the appurtenances, and every part and parcel thereof, to have, hold, possess and enjoy the same, and receive and take the rents, issues, profits, crops and produce thereof, and of every part thereof, to and for the use and benefit of the said (the mortgagee,) his heirs and assigns, without any lawful let, suit, interruption, disturbance, claim or demand whatever, from or by the said (mortgagor,) his heirs, or any other person or persons whatever.

109. In a mortgage, the following proviso, "*Provided*, that until default of payment, the said (the mortgagor) shall possess the premises," shall be construed, and have the same effect as if the following proviso had been therein inserted: "*Provided always*,

[Seal.]