be warrant and forever defend all and singular the said premises unto the
said mortgagee, its successors and assigns, from and against me, my Heirs,
Executors, Administrators and Assigns, and every person whomsoever lawfully
claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings
on said land for not less than Twenty-five Thousand ($25,000.00) Dollars
in a company or companies which shall be acceptable to the mortgagee, and
keep the same insured from loss or damage by fire with extended coverage
during the continuation of this mortgage, and make loss under the policy
or policies of insurance payable to the mortgagee, and that in the event
I shall at any time fail to do so, then the said mortgagee may cause the
same to be insured as above provided and be reimbursed for the premium
and expense of such insurance under this mortgage. Upon failure of the
mortgagor to pay any insurance premium or any taxes or other public
assessment or any part thereof the mortgagee may at its option declare
the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and mean-
ing of the parties to these presents, that if I the said mortgagor, do and
shall well and truly pay, or cause to be paid unto the said mortgagee
the debt or sum of money as aforesaid, with interest thereon, if any shall
be due, according to the true intent and meaning of the said note, then this
deed of bargain and sale shall cease, determine, and be utterly null and
void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that I, the
mortgagor, am to hold and enjoy the said premises until default of pay-
ment shall be made.

And if at any time any part of said debt, or interest thereon, be
past due and unpaid I hereby assign the rents and profits of the above
described premises to said mortgagee, or its successors and assigns, and
agree that any Judge of the Circuit Court of said State may, at chambers