

TO HAVE AND TO HOLD all and singular the premises unto
 its successors and assigns, forever.

And Mortgagor does hereby bind itself, its successors
 and assigns, to procure or execute any further necessary
 assurances of title to the premises and also to warrant and
 forever defend all and singular the premises unto Mortgagee,
 its successors and assigns, from and against all other persons
 lawfully claiming or to claim the same or any part thereof.

And it is agreed, by and between the parties hereto,
 that the Mortgagor, its successors and assigns, shall at the
 request of the Mortgagee herein, keep the buildings erected,
 or to be erected on the premises, insured against loss and
 damage by fire, with loss made payable to the Mortgagee, in
 such company and for such amount as shall be approved by the
 Mortgagee, its successors or assigns, and shall deliver the
 policy to the Mortgagee, and, in default thereof, the Mortgagee,
 its successors or assigns, may effect such insurance and
 reimburse itself under this Mortgage for the expense thereof,
 with interest thereon from the date of its payment. And it
 is further agreed, in the event of other insurance and con-
 tribution between the insurers, that Mortgagee, its successors
 or assigns, shall be entitled to receive from the aggregate
 of the insurance monies to be paid, a sum equal to the amount
 of the debt secured by this Mortgage.

And it is agreed, by and between the parties, that if
 the Mortgagor, its successors or assigns, shall fail to pay
 all and any taxes and assessments upon the premises when the
 same shall first become payable, then the Mortgagee, its
 successors or assigns, may cause the same to be paid together
 with all penalties and costs incurred thereon, and reimburse
 itself under this Mortgage for the sum so paid, with interest
 thereon from the date of such payment.