

due and collectible at once or may elect to pay such taxes or assessments and be entitled to interest on the same at the rate of twelve (12) per cent. per annum, and this mortgage shall stand as security for the amount so paid with such interest.

Eighth - The said first party agrees to keep all buildings fences and other improvements on said real estate in as good repair and condition as the same are in at this date and shall permit no waste and especially no cutting of timber except for making and repairing of fences on the place and such as shall be necessary for firewood for the use of the grantors family; and the commission of waste shall at option of the mortgagee render this mortgage due and payable.

Ninth - And the said first party agrees that in the event of the failure, neglect or refusal of said first party to insure the building or to reinsure the same and deliver the policy or policies properly assigned or pledged to the said Lombard Investment Company before noon of the day on which any such policy or policies shall expire then the said second party is hereby authorized and empowered by these presents to insure or reinsure said buildings for said amount in such company or companies as he may select and the said Lombard Investment Company may sign all papers and applications necessary to obtain such insurance in the name and place and stead of the said first party; and it is further agreed in the event of a loss under such policy or policies the said second party shall have full power to demand, receive, collect and settle the same and for that purpose may in the name and place and stead of said first party and as his agent and attorney in fact sign and endorse all vouchers, receipts and drafts that shall be necessary to procure the money thereunder and to apply the amount so collected towards the payment of the bond interest coupons and interest thereon; and if any one of the said agreements be not performed as aforesaid then the said party of the second part his endorsees or assignees may pay such taxes and assessments and any part thereof may effect such insurance as hereinbefore agreed paying the cost thereof and may also pay the final judgment for any statutory lien claims including all costs and for the repayment of all moneys so paid with