

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

Seventh- The said party agrees to keep all buildings, fences and other improvements of 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 grantor's family; and the commission of waste shall, at the option of the mortgagee lender, this mortgage due and payable.

And further, that he will, at his own expense, until the indebtedness herein recited is fully paid off, keep the buildings erected on said lands insured to the insurable amount, and in a sum not less than Three thousand Dollars, in some responsible insurance company, with loss, if any, payable to this mortgagee or assigns; the mortgagee agreeing in case of fire occurring before the said indebtedness becomes due or payable to devote the whole proceeds of such insurance to rebuilding the premises, holding the proceeds in trust until the buildings are rebuilt and paid for; and in the event of failure of said party to procure such insurance, said second party may procure such insurance and collect cost thereof from said first party and this mortgage shall stand for security therefor.

Eighth- The said first party agrees that if the maker of said note shall fail to pay any of said indebtedness, whether principal or interest, within ten days after the same becomes due or payable; or, if said first party fail to conform to or comply with any of the covenants, agreements or stipulations in this instrument contained, then the whole and entire sum of money herein secured and mentioned may, at the option of the holder or holders of the said note hereby secured, be