

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 fence on the place, and such as shall be necessary for fire-wood for the use of the grantor's family; and the commission of waste shall, at option of the mortgagee, render this mortgage due and payable.

Ninth.— And the said first party agree 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 building 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, 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, 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,