

on said premises, and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money herein secured, 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 agree 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 or repairing of fences 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 reimburse 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 reimburse 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;