

of the said Mortgagees become at once due and payable.

In Main-
taining
Improve-
ments

In the event of actual or threatened waste, demolition, or removal of any building erected on said premises, the entire debt remaining secured by this mortgage shall at the option of said Mortgagees become at once due and payable, without notice.

In Furnish-
ing
Insurance

In the event the Mortgagor shall, for any reason, fail to keep said premises so insured as herein provided, or shall fail to deliver the policies of insurance or the renewals thereon as herein provided, or fail to pay the premiums thereon, then said Mortgagees, if they elect, may have such insurance written or renewed and pay the premiums thereon, and any premium so paid shall be secured by this mortgage and shall be repaid by said Mortgagor within ten (10) days after payment by said Mortgagees, with interest thereon at the rate of ten per cent (10%) per annum from date of payment. In default thereof, the entire debt remaining secured by this mortgage shall at the option of said Mortgagees become at once due and payable, without notice.

MISCEL-
LANEOUS:

Distri-
bution of
insurance

It is further agreed and covenanted by and between the parties hereto as follows:

Should said Mortgagees by reason of any such insurance against loss receive any sum or sums of money for any damage to said building or buildings, such amount may be retained and applied toward the payment of the debt hereby secured; or the same may, at the option of said Mortgagees, be paid over, either wholly or in part, to said Mortgagor to enable it to repair such buildings or erect new buildings in their