from date, until maturity, at the rate of Seven per cent. per annum, payable semi annually, on the first days of January and July in each year; and twelve per cent. per annum after maturity, as is evidenced by Ten coupons attached to said principal note and of even date therewith, and made payable to the same payee and at the same place.

Second: The said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises, when the same shall become due, and insurance premiums for the amount of insurance hereinafter specified, and all prior liens against said premises, and all sums necessary to protect the title and possession of said premises, so that this mortgage shall be a first lien thereon until all sums secured hereby are fully paid; and if payments are not made as aforesaid, then the said party of the second part or the legal holder of the note hereby secured may elect to pay such taxes, assessments and insurance premium, and the amounts so paid shall be a lien on the premises aforesaid and be secured by this mortgage, and may be collected in the same manner and at the same time as the principal debt secured hereby, with interest thereon at the rate of twelve per cent. per annum from the date of each several payment.

Third: Said party of the first part hereby agrees to keep all buildings, fences and other improvements on said premises in as good repair and condition as the same are at this date.

Fourth: Said party of the first part hereby agrees to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises in some responsible insurance company to the satisfaction of the second party, or the legal holder of the note secured hereby, to the amount of the insurable value of the same, or in such less sum as the second party or the legal holder of the note secured hereby shall elect, loss, if any payable to second party or the legal holder of said note.

Fifth: Said party of the first part hereby agrees that said party of the second part or the legal holder of the note secured hereby, shall have the right to collect such insurance in case of loss and apply the same on the debt of said first party on account of this mortgage.