secured by this trust deed, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of twelve per cent per annum from the date of said advancement until the same is wholly repaid; but whether said Trustee, or the legal holder of said note, elect to pay said sums as aforesaid or not, it is expressly agreed that the said party of the third part, or the legal holder of said note, may immediately cause this trust deed to be foreclosed, and said party of the second part shall be entitled to immediate possession of said premises and the rents, issues and profits thereof.

And Whereas, Said party of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are, at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

And Whereas, Said party of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the said premises, in some responsible insurance company, to the satisfaction of the said party of the second part, or his successors in trust, to the amount of Twenty Five Hundred Dollars, loss, if any, payable to the said party of the second part, or his successors in trust. And it is further agreed that every such policy of insurance shall be held by the said party of the second part, or his successors in trust, as collateral or additional security for the payment of said indebtedness, and they shall have the right to collect and receive all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of said note together with the costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired, or new buildings erected on the aforesaid premises. Said party of the second part, or his successors in trust, may deliver said policy to the said party of the first part, and require the collection of the same, and payment made of the proceeds as last above mentioned.

And Whereas, Said party of the first part hereby agree that in default of the payment of any sum hereby secured, when the same is due, or in default of the specific performance of any covenant herein contained, said party of the third part, or the legal holder of said note, shall be entitled to have and recover, of and from the makers of said note hereby secured, interest at the rate of twelve per cent per annum, computed annually on said principal note, from the date thereof to the time when the same