

cause of the non-payment thereof and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the party of the second part shall be entitled to the possession of the said lands and appurtenances, and all the improvements thereon, and the rents, issues and profits thereof. And the said party of the second part may then, and in any such case, immediately enter into and upon the lands hereby mortgaged, and all buildings and improvements thereon, and may remove and put off and from said lands, buildings and improvements, all and every person or persons whomsoever, forcibly, if necessary, and may have, take and retain possession of the said lands, and the buildings and improvements thereon, and receive and take the rents, issues and profits thereof. And a failure on the part of the said party of the second part, his representatives or assigns, to take advantage of, or to enter into or upon said lands, buildings and improvements, for or upon the happening of any forfeiture or forfeitures, shall not operate as a waiver thereof, nor shall it preclude or bar him or them from taking advantage thereof on the happening of any other forfeiture or cause for so doing. And the said John Walruff and Elizabeth Walruff of the first part, shall and will at their own expense, from this time until said note and interest and all liens and charges by virtue hereof are fully paid off and discharged, keep the buildings erected and to be erected on said lands insured to the amount of sixty per cent of the actual value thereof, in some responsible Insurance Company duly authorized to do business in this State for the benefit of said party of the second part and cause the policy or policies thereof to be so endorsed, that any claim for loss that may arise thereunder, shall be payable to said party of the second part, his indorsees, executors administrators or assigns, and in default thereof the said party of the second part, his indorsees, executors, administrators or assigns may effect said insurance in the name of said John Walruff or Elizabeth Walruff of the first part, their heirs, devisees or assigns, with an indorsement as aforesaid, and the premium or premiums, costs, charges and expenses for effecting the same, together with twelve per cent per annum interest thereon from the date of payment of the same, shall be an additional lien on said mortgaged property and may be enforced and collected, together with the interest thereon as aforesaid, in the same manner as the principal debt hereby secured.

And the said parties of the first part, for themselves and