

for the amount of insurance hereinafter specified, and all prior liens against said premises, including all judgments against parties of the first part, or their grantors before their respective conveyances whether said premises be considered as a homestead or not, 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 hereby secured are fully paid, and if payments are not made as aforesaid, or in case of any breach of any covenant herein contained, then the said parties of the second part, or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, with interest thereon at the rate of twelve per centum per annum, or may elect to pay such taxes, assessments and insurance premiums, and any sums paid under agreements as aforesaid, and the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of twelve per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, insurance premiums or any sums under agreements as aforesaid, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents, issues and profits thereof, upon breach of any condition, agreement or covenant in this deed contained, whether express or implied.

Third: Said parties 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 in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth: Said parties of the first part hereby agree 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 legal holder or holders of this mortgage, to the amount