declare the debt hereby secured due, and immediately cause this mortgage to be foreclosed.

Third: Said parties of the first part hereby promise and agree that all buildings, fences and other improvements upon said premises shall be kept in as good repair and condition as the same are in at this date, and that no waste shall be committed on said premises until the debt hereby secured is fully paid.

Fourth: Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings which now are or may hereafter be erected upon the above described premises, in some responsible insurance company, to the satisfaction of the legal holder of this mortgage, to the amount of Five Hundred no/100 Dollars; loss, if any, payable to the mortgagee herein or assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder hereof, as collateral and additional security for the payment of the debt hereby secured; and the person or persons so holding such policy or policies of insurance, shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of the costs and expenses incurred in collecting said insurance, and the residue to the payment of the debt hereby secured; or may elect to have the buildings repaired, or new buildings erected on the aforesaid mortgaged premises. Said party of the second part, or the legal holder hereof, may deliver said policy to said party of the first part, and require the collection of the same, and application and payment made of the proceeds as above mentioned.

Fifth: Said parties of the first part hereby agree that in default of the payment of any sum hereby secured, within ten days after the same becomes due, or in default of the specific performance of any covenant herein contained, said party of the second part or the legal holder hereof, shall be entitled to have and recover of and from the makers of the note hereby secured, interest at the rate of 12 per cent. per annum computed annually, on said principal note, from the date thereof to the time when the same shall be actually paid in full, first deducting from the amount of said interest such sums as may have been previously paid on account of interest, so that the total amount of interest from date of payment shall not be in excess of 12 per cent. per annum.

Sixth: Said parties of the first part hereby agree that if the makers of said note shall fail to pay, or cause to be paid, any part of said money, either principal or interest, according to the tenor and effect