same shall become due, and insurance premiums for the amount of insurance hereinafter specified, and all prior liens, claims, adverse titles and incumbrances on said premises, so that this trust deed shall be a first lien thereon until all sums hereby secured are fully paid; and if payments are not made as aforesaid, then the said third party, or the legal holder of said note, may, without notice, declare the whole sum of money herein secured due and payable at once, or said party of the second part, or his successors in trust, or the said party of the third part, or the legal holder of said note, may pay and extinguish such taxes, assessments and insurance premiums, liens, claims, adverse titles and incumbrances and the amounts so paid shall be a lien on the premises aforesaid, and secured by this trust deed, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten (10) 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 the profits thereof.

And Whereas said party of the first part hereby agrees to keep all the 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 commision of waste on said premises until the note hereby secured is fully paid.

And Whereas, 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 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 (2500) 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 the 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 building repaired, or new building 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