of this mortgage may, without notice declare the whole sum of money herein secured due and collectible at once, and all money paid by the mortgagee, or his assigns, for taxes or assessments, and all lien claims or encumbrances against said land, shall draw interest at the rate of ten (10) per cent per annum, from date of such payment; and this mortgage shall stand as security for the amounts so paid, with such interest.

Seventh: The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste nor removal of buildings, windmill or fences or other improvements, and the commission of waste shall, at the option of mortgagee, render this mortgage due and payable.

Eighth: Said first party further agrees to keep the buildings and improvements situated on said land constantly insured (loss if any payable to said James L. Lombard, as his interest may appear in such company or companies as he may designate), until said bond and interest coupons are paid for the sum of Dollars, and the policy or policies of insurance therefor constantly assigned and pledged and delivered to said James L. Lombard, for further securing said bond and interest coupons. It is also agreed that in the event of any subsequent sale of this property by said party, or of his failure, neglect or refusal, or of such failure, neglect or refusal of his heirs or assigns to insure the buildings as hereinbefore agreed, or to reinsure the same, and deliver the policy or policies, properly assigned and pledged to the said James L. Lombard before noon of the day on which any such policy or policies shall expire, or to have such policy or policies duly assigned to the grantees of said first party, then said James L. Lombard (or his endorsees or assigns), is hereby authorized and empowered as attorney in fact for the said first party, or his heirs or grantees to insure or reinsure said buildings for said amount, in such company or companies as he may select, or to assign such policy or policies to such grantee of said first party, for the benefit of the said second party or the owner of said bond. The said James L. Lombard (or his endorsees or assigns), as such attorney in fact, may sign all papers and applications necessary to obtain such insurance, in the name, place and stead of said first party, or heirs or grantees. And all moneys paid out by the said James L. Lombard in this behalf the said first party agrees to repay with interest at ten (10) per cent. per annum, payable semi-annually, and this mortgage shall be security for said amount with said interest. It is further agreed, that in the event of a transfer or conveyance of the mortgaged premises on which the buildings are situated, so as to make the insurance policy or policies inoperative or void, then in such case the said James L. Lombard shall have full power and authority, as such attorney in fact, to assign and transfer such policy or policies to the party or parties purchasing such property from the first party or his grantees.