cover the same and interest thereon at the rate of ten per cent. per annum, and this Mortgage shall stand as security therefor.

Second. That the said first party shall keep the buildings on said premises insured in some responsible and approved company or companies, for the benefit of said second party in the sum of not less than Four Hundred Dollars, and shall deliver the policies and renewal receipts to the said second party; and should said first party neglect so to do, said second party may effect such insurance, and recover of said first party the amount paid therefor and interest at ten per cent. per annum, and this Mortgage shall stand as security therefor.

Third. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

Fourth. Should any of said interest not be paid when due it shall bear interest at ten per cent. per annum from the time it becomes due, and should said first party at any time fail to pay any part of the principal or interest within twenty days after the same becomes due, or should said first party fail to insure or pay taxes, or fail to ~~insure or pay taxes~~, or fail to keep and perform all and singular the covenants, conditions, stipulations, and agreements herein to be kept and performed, or if said first party shall give notice of intention to make payment before due, as hereinbefore provided, and payment in accordance with such notice is not made, the whole sum of money hereby secured shall become due and collectible at once, at the option of the second party, and this Mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, without further notice.

And it is expressly agreed and stipulated that in the event the debt secured by this Mortgage shall not be paid when due by the terms of said bond or promissory note, or when it shall become due by reason of the breach of any of the conditions of this Mortgage, it shall bear interest at the rate of ten per cent. per annum from the date hereof, and the holder thereof shall recover principal and ten per cent. interest per annum thereon from the date hereof, and shall recover for all moneys paid for taxes and insurance as aforesaid, and for all moneys paid to extinguish or release any prior or outstanding title or lien on said premises, and ten per cent. interest thereon, less any amount which may have been paid as interest on said indebtedness, and each and all of said sums which said holder is so entitled to recover may be included in any judgment rendered in any suit instituted for the foreclosure of this Mortgage.

And it is further agreed and stipulated that in the event of the failure to pay any of the said sums of money or any part thereof, as above provided, the said second party or assigns shall be at once entitled to and may, at his option, by himself or agent, take immediate possession of said property, and rent or cultivate the same, and shall account to said first party only for the net profits thereof. It is also agreed