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Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises; and if not paid, the holder 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 its 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 amount 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, wind-mill or fences or other improvements, the commission of waste shall, at option of the 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 Lombard Investment Company, as its interest may appear) and to the satisfaction and approval of James L. Lombard, Manager of said company, or his successors, endorsees and assigns until said bond and interest coupons are paid, for the sum of Three hundred Dollars, and the policy or policies of insurance therefor constantly assigned and pledged and delivered to said Lombard Investment Company, 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 Lombard Investment Company, 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 Manager (or his successors, 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 Company or the owner of said bond. The said James L. Lombard, Manager (or his successors 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 their heirs or grantees And all moneys