surance shall be procured upon said premises, and the policy therefor shall not be made in terms payable in case of loss as herein specified, the Company placing such additional insurance shall nevertheless make contribution in case of loss to the same extent as it would be required to do if such insurance had been so made payable as additional and collateral security for the payment hereof.

Fourth: The parties of the first part covenant and agree to keep all buildings, fences and improvements now upon or which may be placed upon said premises in good repair and condition, and to abstain from the commission of strip or waste until the whole sum hereby secured shall be fully paid.

Fifth: The parties of the first part further agree that if default be made for the space of three months in the payment of any sum covenanted to be paid in said promissory note including the dues, interest, premiums and fines, as provided in the Rules and By Laws; or in paying the taxes and insurance premiums herein covenanted to be paid; or in case of the breach of any covenant or agreement in said promissory note or herein contained; that all sums hereby secured shall at the option of the party of the second part become and be due and payable, and bear interest at the rate of ten per cent. per annum until paid; and the party of the second part shall be entitled to the immediate foreclosure of this mortgage.

Sixth: It is further expressly covenanted and agreed by the parties of the first part that in case of any waste or material diminution in the value of said premises, or if the same shall not be kept in good repair or if the same shall be allowed to become vacant and unoccupied for the space of three months, or if the parties of the first part shall fail to make all payments herein provided, the party of the second part shall have the right upon proving the facts, in any Court of competent jurisdiction to have a Receiver appointed to take charge of said premises, rent the same, collect the rents, make all needful repairs, pay all taxes and insurance premiums, and the residue of the rents and profits remaining after deducting the costs of said repairs, insurance and taxes, and a reasonable compensation to said Receiver for his services, if any there be, shall be credited to the parties of the first part upon the indebtedness hereby secured; and in case foreclosure proceedings are commenced hereunder, there shall be allowed to the party of the second part the necessary fees for continuing the abstract of title to the date of filing said foreclosure action, the same to be included in any decree of foreclosure of this mortgage.

The parties of the first part, for said consideration, hereby expressly