the principal in even hundreds dollars at the maturity of any interest coupon, the interest to be rebated on all payments of principal from date of payment.

Second: The said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises, when the same shall become due, and all prior liens against said premises, and insurance premiums for the amount of insurance hereinafter specified, and all costs and expenses, including a reasonable attorney's fee, incurred in collecting such insurance in the case of loss, and all sums necessary to protect the title and possession of said premises so that this mortgage shall be a first lien thereon, including all costs, expenses, and a reasonable attorneys attorney's fee, and if payments are not made as aforesaid, then said party of the second part or the legal holder of the note hereby secured may pay such taxes, assessments, insurance premiums and any sums necessary to be paid under agreements as aforesaid, and the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and may be collected in the same manner and at the same time as the principal debt secured hereby, with interest thereon at the rate of ten per cent per annum from the date of each several payment.

Third: Said party of the first part hereby agrees to keep all buildings, fences and other improvements on said premises in as good repair and condition as the same are at this date.

Fourth: 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 above described premises in some responsible company, to the satisfaction of the second party or the legal holder of the note secured hereby, to the amount of insurable value of the same, or in such less sum as the second party, or the legal holder of the note secured hereby, shall elect, loss, if any, payable to second party or the legal holder of said note, and to deliver such policies and renewal certificates from time to time to the said second party or the legal holder of said note.

Fifth: Said party of the first part hereby agrees that said party of the second part or the legal holder of the note secured hereby shall have the right to collect such insurance in the case of loss and apply the same on the debt of said first party secured by this mortgage, less the cost and expense of collection, or if the second party or the legal holder of the note shall so elect, the amount of said insurance shall be applied to the repair of the buildings now erected or the erection of new buildings on said