

deliver the policy and renewal receipts to said second party. In case of failure to keep said buildings so insured, and to deliver the policy or renewal receipts as agreed, the holder of this mortgage may effect such insurance and the amounts so paid with interest at ten per cent per annum, shall be immediately due and payable, and shall be secured by this mortgage.

Fourth. If the maker or makers of said notes shall fail to pay either principal or interest when the same becomes due; or any note given in renewal of the notes herein; or any notes given as evidence of interest or any extension of the time of payment of the debt herein secured when the same shall be due; or there is a failure to conform to or comply with any of the foregoing covenants or agreements; the whole sum of money herein secured shall thereupon become due and payable at the option of the said second party without notice, and this mortgage may be foreclosed.

Fifth. That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein, and collect the rents and profits thereof the amount so collected by such receiver to be applied, under the direction of the court to the payment of any judgment rendered or amount found due under this mortgage. The foregoing conditions, covenants and agreements, being performed, this mortgage shall be void and shall be released by the said second party, and in case of failure of the said second party to release this mortgage, all claim for statutory penalty or damages is hereby released, as the