said notes bearing ten per cent. interest after due.
Second. The party of the first part agrees to pay all taxes
and assessments upon the said premises before
they shall become delinquent, and that until the
full payment of said debt she will keep the
buildings which now are or may hereafter be
erected upon said premises insured in such
insurance companies as the legal holder hereof
may elect, to the amount of Fifteen Hundred
Dollars; loss, if any, payable to this mortgagee
or assigns, and deliver said policy or policies
of insurance to this mortgagee as collateral security
hereto; and said first party agrees that all insurance
on said buildings shall, until said debt is paid
be made payable in like manner. The legal owner
and holder hereof may, in case of loss, collect
such insurance and apply it to said debt, or
may deliver said policy or policies to the said party
of the first part, and require the collection of same,
and application made of the proceeds as above
mentioned. Said party of the first part shall as-
sume all responsibility of proofs, and care and
expense of collecting said insurance; will keep
all fences, buildings and other improvements
on said real estate in as good repair as they
are at the date hereof, and permit no waste
of any kind on said premises.
Third. It is agreed by said first party that the
party of the second part, its successors or assigns,
may make any payment necessary to remove
or extinguish any prior or outstanding title,
lien or incumbrance on the premises hereby
conveyed, and may pay any unpaid taxes
or assessments charged against said property,
and may insure said property if default
be made in the covenant to insure; and
sums so paid shall become a lien upon the
above described real estate, and be secured by
this Mortgage, and may be recovered, with interest
at ten per cent., in any suit for the foreclosure
of this Mortgage. In case of such foreclosure,