agree 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 parties of the first part, and require the collection of same, and application made of the proceeds as above mentioned. Said parties of the first part shall assume 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 parties 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 covenants 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; ~~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, said real estate shall be sold without appraisement.

Fourth. In case of default of any of the covenants herein contained, the rents and profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the