

paid the same or redeemed said lands or any thereof from
 any sale thereof or because of the non-payment thereof: and
 upon forfeiture of this mortgage or in case of default in any
 of the payments herein provided for the party of the second
 part shall be entitled to the possession of the said lands and
 appurtenances and all the improvements thereon and the
 rents issues and profits thereof. And the said party of the
 second part may then and in any such case immediately
 enter into and upon the lands hereby mortgaged and all
 buildings and improvements thereon and may remove and
 put off and from said lands buildings and improvements
 all and every person or persons whomsoever forcibly if necessary
 and may have, take and retain possession of the said lands
 and the buildings and improvements thereon and receive and
 take the rents issues and profits thereof. And a failure on the
 part of the said party of the second part her representatives or
 assigns to take advantage of or to enter into or upon said lands
 buildings and improvements for or upon the happening of any
 forfeiture or forfeitures shall not operate as a waiver thereof
 and shall not preclude or bar them from taking advantage
 thereof on the happening of any other forfeiture or cause for
 so doing. And the said A. C. Jacques + Mary J. his wife of the
 first part shall and will, at their own expense from this
 time until said note and interest and all liens and charges
 by virtue hereof are fully paid off and discharged, keep the
 buildings erected and to be erected on said lands insured to the
 amount of Five Hundred Dollars in some responsible Insurance
 Company duly authorized to do business in this State for the
 benefit of said party of the second part and cause the policy
 or policies thereof to be so endorsed that any claim for loss
 that may arise thereunder shall be payable to said party of
 the second part her indorsees executors administrators or assigns
 and in default thereof the said party of the second part her
 indorsees, executors administrators or assigns may effect said
 insurance in the name of said A. C. Jacques or Mary J. his
 wife of the first part their heirs devisees or assigns with an
 endorsement as aforesaid and the premium or premiums
 costs, charges, and expenses for effecting the same together with
 10 per cent. per annum interest thereon from the date of the
 payment of the same shall be an additional lien on said
 mortgaged property and may be enforced and collected
 together with the interest thereon as aforesaid in the same