

to immediate possession of the premises and the rents issues and profits thereof.

Third: Said party of the first part hereby agrees to keep all buildings fences and other improvements upon said premises in as good repair and condition as the same are in at this date and obtain from the commission of waste on said premises until the note hereby secured is fully paid.

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 insurance company to the satisfaction of the legal holder or holders of this mortgage to the amount of not less than three hundred and twenty five dollars loss if any payable to the mortgagee or her assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part or the legal holder or holders of said note as collateral or additional security for the payment of the same and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon and apply the same when received to the payment of said note together with the costs and expenses incurred in collecting said insurance or may elect to have buildings repaired or new buildings erected on the aforesaid mortgaged premises. Said party of the second part or the legal holder or holders of said note may deliver said policy to said party of the first part and require the collection of the same and payment ^{made} of the proceeds as last above mentioned.

Fifth: Said party of the first part hereby agrees that if the maker of said note shall fail to pay or cause to be paid any part of said money either principal or interest according to the tenor and effect of said note and coupons when the same becomes due or to conform or comply with any of the foregoing conditions or agreements the whole sum of money hereby secured shall at the option of the legal holder or holders hereof become due and payable at once without notice.

And the said party of the first part for said consideration doth hereby expressly waive an appraisement