or become liens upon said real estate, the holder of this mortgage may at his option, without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes or assessments and be entitled to interest on the same at the rate of eight per cent per annum and this mortgage shall stand as security for the amount so paid, with such interest.

Third, said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date and shall ~~in~~ permit no waste and especially no cutting of timber, except for making and repairing fences on the place and such as shall be necessary for fire wood for the use of the Grantor's family: and the commission of waste shall at the option of the holder of this mortgage render this mortgage due and payable.

Fourth. And the said first party agrees to at once insure the buildings upon said premises against loss by fire in the amount of Four Thousand Dollars in insurance companies approved by said second party, and to at once deliver the insurance policies, properly assigned or pledged to said second party and that in the event of the failure neglect or refusal of said first party to so insure the buildings or to re-insure the same and deliver the policies properly assigned or pledged to the said The Inter-State Mortgage Trust Company before noon of the day on which any such policies shall expire, then said second party is hereby authorized and empowered by these presents to insure or re-insure said buildings for said amount and the said The Inter-State Mortgage Trust Company may sign all papers and applications necessary to