in as good repair and condition as the same are in at this date and shall permit no waste and especially no cutting of timber except for the making and repairing of fences on the place and such as shall be necessary for firewood for use on the premises.

Third - To keep (A) at the option of said third party the buildings on said premises insured in some responsible joint-stock company - approved by said third party for the ~~said third party for the~~ insurable value thereof with (B) the regulation mortgagees subrogation clause attached making said insurance payable in case of loss to the said third party or assigns as their interest may appear and (C) to deliver the policy and renewal receipts therefore to said third party. In case of failure (D) to keep said buildings so insured the holder of this deed of trust may effect such insurance and the amount so paid shall be collectible with the notes herein with interest at eight per centum per annum and this deed of trust shall stand as security therefor and (E) the amount so paid shall be immediately due and payable with interest at eight per centum per annum

Fourth: if the maker or makers of said notes shall fail to pay either principal or interest when the same becomes due, or any notes given in renewal of the notes herein or any notes given as evidence or interest on any extention of the time of payment of the debt herein secured when the same shall be - due; or in case said mortgagors or any purchaser or purchasers of said real estate from the mortgagors shall permit waste upon said premises or suffer the same to be done thereon; or fail to conform or to comply with any of the foregoing covenants or agreements, or if title of mortgagors is other