

Third; That first party will pay all taxes and assessments levied upon said real estate and also all taxes assessed against the said second party or his assigns on the note or debt secured hereby before the same become delinquent; also all liens, claims, adverse titles and encumbrances on said premises and if any of said taxes assessments liens or claims be not paid by first party second party may elect to pay the same and shall be entitled to collect all sums thus paid with interest at the rate of 8 per cent per annum and this mortgage shall stand as security for the amount so paid with such interest.

Fourth; The first party will keep all buildings fences and other improvements on said real estate in good repair will permit no waste, nor cut any timber except for clearing fields fencing and fuel used on said premises.

Fifth; That first party will at his own expense until the indebtedness herein recited is fully paid keep the buildings erected on said lands insured against fire in the sum of - Dollars in some responsible Insurance Company approved by second party payable to the mortgage or assigns; the mortgage agreeing in case of fire to devote the who proceeds of such insurance to rebuilding buildings on said lands the said mortgage his heirs or assigns holding the said proceeds in trust until ^{the buildings are rebuilt and paid for or if first party prefers said proceeds may be expended by second party in the purchase of other property of like or greater value} the interest payment. In case of failure to make as agreed and deliver the policies to the mortgage herein second party may procure such insurance and collect the cost thereof together with 8 per cent interest from first party and this mortgage shall stand as security therefor.

And it is expressly agreed that if first party shall fail to pay said sums of money either principal or interest within thirty days after the same become due or fail to perform any of the covenants or agreements herein contained the whole sum of money secured hereby may at the