for the collection of the same or any part thereof that they will pay to the said Thos. H. Byrd Trustee, or his successor in trust the sum of Fifty Dollars as solicitors fee, and that a decree or judgment may be rendered for the payment of said sum in addition to the taxable costs of such suit and that they will not at any time hereafter until the said principal sum and the interest thereon shall have been fully paid, suffer said premises or any part thereof to be sold for any tax or assessment whatsoever nor will they do, or permit to be done to, in, upon or about said premises anything that may in anywise tend to impair the value thereof or to diminish the security intended to be effected by virtue of this instrument; and in the event of the said Percy W. Bonfoey, assigns or legal representatives, or the party of the second part or his successors in trust shall expend any money to protect the title or possession of said premises or shall be required, as mortgagee to pay any portion of the taxes assessed thereon, then all such money so expended shall be a new and addition principal sum of money secured by this instrument and shall be payable and may be collected with interest thereon at the rate of eight per centum per annum from the time of so expending the same.

And that they will cause any buildings upon said premises to be insured for the benefit of the party of the third part in such safe and responsible Insurance Company for the insurable value thereof as the party of the second part or his successors in trust may select and keep the same so insured and will deliver all policies of such insurance and all renewal certificates thereof from time to time to said party of the second part, or his successors in trust; and all such policies of insurance shall be made payable in case of loss, to said second party as his interest may appear.

And it is stipulated and agreed