

Wilhelm and Fred Wilhelm, her husband, grantors herein, and six interest notes of even date due in six months one year, eighteen months two years, thirty months and three years from date respectively payable to D.M. Martindale, Trustee and bearing interest at 8% per annum after maturity,

The said parties of the first part hereby covenant and agree with second and third parties;

First: To pay all taxes, assessments of every character which are now due, of which hereafter may become due on said real estate, and to pay all taxes which may be assessed against the above described property, and if not paid, the said third party shall pay such taxes, liens of assessments and be entitled to interest on the same at the rate of eight per cent (8%) per annum, and this deed of trust shall stand security for the amount paid and the said sum or sums so paid shall be immediately due and payable, the property herein described being hereby pledged to further secure such claims in accordance with the terms thereof.

Second: - To keep all buildings and other improvements on said real estate in as good repair and condition as the same now are and shall permit no waste on the premises.

Third: To keep the buildings on said premises insured in some responsible company, the same to be approved by the said third party, for the insurable value thereof, with the regulation mortgagee's subrogation attached, making said insurance payable, in case of loss, to the said third party or his assigns, as their interest may appear, and to deliver the policy and renewal thereof to the said third party. In case of failure so to do, the holder of this deed of trust may effect such insurance and the amount so paid shall be collectable with the note herein with interest at eight per cent (8%) per annum and the property herein described shall stand as security therefor.

Fourth: - If the maker of said note shall fail to pay the same when the same becomes due, or in case said mortgagee or any purchaser of the said real estate shall permit waste on said premises or suffer the same to be done or fail in compliance with any of the foregoing covenants, or if the title of the mortgage is other than fee simple, clear and unencumbered, or if said premises be leased