ten (10) per cent per annum, computed semi-annually, on said principal note, from the date thereof to the time when the money shall be actually paid. Any payment made on account of interest shall be credited in said computation, so that the total amount collected shall be and not exceed the legal rate of ten (10) per cent.

Seventh: The first party agrees to pay all taxes and assessments levied upon said real estate or against this mortgage, or the holder, for and on account of the same before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises, and if not paid the holder of this mortgage, may without notice, declare the whole sum of money herein secured, due and collectible at once or may elect to pay such taxes or assessments, and be entitled to interest on the same at the rate of ten (10) per cent per annum, and this mortgage shall stand as security for the amount so paid, with such interest.

Eighth: The 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 permit no waste and especially no cutting of timber, excepting for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantor's family; and the commission of waste shall, at the option of the mortgagee, render this mortgage due and payable.

Ninth: And the said first party agrees that in the event of the failure, neglect or refusal of said first party to insure the buildings or reinsure the same, and deliver the policy or policies, properly assigned or pledged, to the said The Inter-State Mortgage Trust Company, before noon of the day on which any such policy or policies shall expire then the said second party is hereby authorized and