

diminish the security intended to be effected by virtue of this instrument, and especially shall permit no cutting of timber except for making and repairing fences on the place and such as shall be necessary for firewood or the use of the grantor's family; and in the event the said third party, his or their assigns or legal representative, 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, then all money so expended shall be a new and additional 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 cent per annum from the time of so expending the same. And that said first party will cause any buildings upon said premises to be insured in such safe and responsible insurance company as the holders of said indebtedness may designate, for the insurable value thereof which shall not be less than — Dollars, or such less sum as the legal holder of the notes secured hereby may elect, and keep the same so insured, and will deliver and assign to said party said insurance ^{policies}, policies and all renewal certificates from time to time to said party of the second part, or his successors in trust, who shall have full power in case of loss to collect the same, and shall, if said third party or assigns so request, apply the proceeds thereof or the amount so collected, in payment of the indebtedness hereby secured.

And it is stipulated and agreed, that in case of default in any of said payments of principal or interest as aforesaid, or in the event of a breach of any of the covenants or agreements herein, the whole of said principal sum hereby secured, and the interest to the time of sale, and all moneys advanced to that time, shall at the option of the legal holder of said indebtedness, or any part thereof, or the trustee herein named, or then acting, or either or any of them, at once become absolutely due and payable, without ^{notice} to the first party, and the said premises may be sold in like manner and with the same effect as though said indebtedness had fully matured by lapse of time in said obligation mentioned.

It is agreed and stipulated, with the assent of all the parties hereto, that this instrument shall not be cancelled, satisfied or released by any person without the assent in writing of the legal holder of said note or notes, or the actual production of said note or bond by the party entering such satisfaction, and that any release or satisfaction made or executed otherwise than as above provided shall be null and void. It is further agreed that it shall not be necessary to record an assignment of this instrument, but this stipulation shall stand in lieu and in place of such recording. It is further agreed that the Recorder of Deeds shall