when the same are due each year and will not commit or permit any waste upon said property; and that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of said second party and shall be kept insured for the benefit of the said second party her heirs, executors administrators and assigns against loss by fire lightning or tornadoes for not less than $ — in form and companies satisfactory to the said second party and that all policies or renewal receipts shall be delivered to said second party. If the title to the said premises be transferred the said second party is authorized as agent of the first party to assign the said insurance to the grantee of the title.

And it is further agreed and understood that the said second party may pay any taxes or assessments levied against said premises or any other sum necessary to protect the rights of said party or her assigns, including insurance upon buildings and have and recover the same from the first parties with eight (8%) per cent interest per annum and that every such payment shall become a debt due in addition to the indebtedness aforesaid and shall be secured by this instrument or any lien created thereby.

The Condition of the above obligation is such that if the said The Cherokee Company party of the first part its successors or assigns