lands and premises when the same are due, and to keep all buildings and improvements on said land insured in some responsible fire insurance company, to the satisfaction of the holder hereof in the sum of — dollars, the policy to be made payable to the holder hereof, as additional security to this loan, and if the above insurance premiums are not paid when due, by the party of the first part, the holder hereof may pay the same and this mortgage shall be security also for such payments with interest thereon at the rate of 12 per cent per annum and the first party assumes all responsibility of proofs and care and expense of collecting said insurance if loss occurs.

Third: The said party of the first part agrees to keep all buildings, fences and improvements on said land in as good repair as they now are and to not commit or allow any waste on said premises.

Fourth: In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of the money herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.

Fifth: Said party of the first part agrees that if the maker — of said note — shall fail to pay the principal or interest of said note — or any part thereof as the same become due, or any of the taxes or assessments or insurance premiums, as they become due or to comply with any