

real estate in as good repair and condition as
 the same are in at this date, and to permit no
 waste, and especially no cutting of shingles, fruit or
 shade trees, and the commission of waste shall, at
 the option of the mortgagee, render the mortgage due
 and payable. Said first party further agrees that
 it will at no time permit any part of the premises
 to be used in the conduct of any illegal or disreputable
 business, or such as will tend to injure or cause
 undue deterioration or impairment of said premises for
 general business or residence purposes, that it will
 permit no unnecessary accumulation of combustible
 materials upon said premises, that it will
 constantly keep in proper order all pipes, connections,
 fixtures and attachments of every kind relating
 to the running for and use of Natural or Manufactured
 gas, or hot or cold water supply and sewerage, furnaces,
 steam pipes and boilers, so as to prevent damage
 or undue risk to the property thereby, and will keep all
 electric light wires and connections in safe condition
 and properly insulated, the party of the second part
 reserving for himself and his representatives the right
 to enter upon and inspect the premises at any
 reasonable hour and as often as he or they may desire.
 Fifth and the said first party agrees that once it insures
 the building upon said premises against loss by fire,
 lightning and wind-storm in the amount of five
 thousand dollars in insurance companies approved
 by said second party for not less than a three year