by this mortgage lien or upon the mortgage or the note or debt secured hereby and further to pay any tax assessment or charge that may be levied assessed against or required upon the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefits of the lien of this mortgage or the collection of the said indebtedness

In case said mortgagors shall fail to pay any such taxes assessments or charges then the holder of this mortgage and the note secured hereby may pay said taxes assessments or charges and said mortgagors agree upon demand to repay the full amount of said advances with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are, to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns in a sum not less than [illegible] dollars payable in case of loss to mortgagee or assigns upon the mortgage indebtedness all insurance policies to be delivered unto mortgagee or assigns as ~~soon~~ as written and by them retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste and to take out policies of insurance fire tornado or both should mortgagors default in so doing and to advance the money therefor and to repay