accordance with the one promissory note of the said party of the first part with coupons attached of even date herewith.

Sixth In the case of default in the payment of any sum herein covenanted, to be paid for the period of ten days after the same comes due or in default of performance of any covenant herein contained the said first party agrees to pay to the said second party and its assigns interest at the rate of ten (10) per cent per annum computed semi-annually on said principal note from the date thereof to the time when the money shall be actually paid any payment made on account of interest shall be credited in said computation so that the total amount collected shall be and not exceed the legal rate of ten (10) per cent.

Seventh The first party agrees to pay all taxes and assessments levied upon said real estate or against this mortgage or the holder for and on account of the same before the same becomes delinquent, also all liens claims, adverse titles and incumbrances on said premises, and if not paid the holder of this mortgage may without notice declare the whole sum of money herein secured due and collectible at once or may elect to pay such taxes or assessments and be entitled to interest on the same at the rate of ten (10) per cent per annum and this mortgage shall stand as security for the amount so paid with such interest.

Eight The said first party agrees to keep all buildings fences and other improvements on said real estate in as good repair and condition as the same are in at this date and shall permit no waste and especially no cutting of timber excepting for making and repairing fences on the place and such as