

shall be necessary for firewood for the use of the grantor's family; and the commission of waste shall at the option of the mortgagee render this mortgage due and payable.

Ninth and the said first party agrees that in the event of the failure neglect or refusal of said first party to insure the buildings or to reinsure the same and deliver the policy or policies properly assigned or pledged to the said The Interstate Mortgage Trust Company before noon of the day on which any such policy or policies shall expire then the said second party is hereby authorized and empowered by these presents to insure or reinsure said buildings for said amount in such company or companies as it may select and the said The Interstate Mortgage Trust Company may sign all papers and applications necessary to obtain such insurance in the name place and stead of the said first party, and it is further agreed in the event of loss under such policy or policies the said second party shall have full power to demand receive collect and settle the same and for that purpose may in the name place and stead of said first party and as his agent and attorney in fact sign and endorse all vouchers receipts and drafts that shall be necessary to procure the money thereunder and to apply the amounts so collected toward the payment of the bond interest coupons and interest thereon; and if any or either of said agreements be not performed as aforesaid then the party of the second part it, executors or assigns may