

and interest at the time when the same
 fall due and at the place and in the manner
 provided in said note, and will pay all
 taxes and assessments against said land
 when the same are due each year, and will
 not commit or permit any waste upon said
 premises, that the buildings and other
 improvements thereon shall be kept in good
 repair and shall not be destroyed or removed
 without the consent of the second party, and
 shall be kept insured for the benefit of the
 said second party or its assigns, against
 loss by fire or lightning for not less than
 ——— dollars in form and companies
 satisfactory to said second party, and that
 all policies and renewal receipts shall be
 delivered to said second party. If the title to
 the said premises be transferred, said second
 party is authorized, as agent of the first party
 to assign the insurance to the grantee of the
 title. Party of the first part and their heirs,
 executors, administrators and assigns,
 will warrant the quiet enjoyment of the
 above said premises to the said party of the second
 part, his heirs, executors, administrators and
 assigns and will forever defend the above said
 premises against the lawful claims and
 demands of all persons.

It is further agreed and understood that the
 said second party may pay any taxes or
 assessments or make against said premises
 or any other sum necessary to protect the rights
 of said party or its assignee, including
 insurance when said insurance is