to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage or the collection of the said indebtedness.

In case said mortgagors shall fail to pay 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 to repay upon demand 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 payment 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 — 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 such advances with interest at the rate of ten per cent. per annum mortgagor pledge themselves and the lien of this mortgage shall extend thereto

Non compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof and no demand for the fulfillment of broken obligations or conditions and no notice of election to consider the debt