

buildings, fences, outbuildings and other
 improvements on said real estate in as good
 repair and condition as the same were in
 at this date, and to permit work, and
 especially no cutting of shrubbery, fruit or
 shade trees, and the commission of waste, and
 at the option of the mortgagor, under this
 mortgage due and payable. Said first party
 further agrees that it will at no time permit
 any part of the premises to be used in the
 conduct of any illegal or distasteful business, or
 such as will tend to injure or cause undue
 deterioration or impairment of said premises for
 general business or similar purposes that it
 will permit no unnecessary accumulation of
 combustibles materials upon said premises,
 that it will constantly keep in proper order
 all pipes, conduits, gutters and attachments
 of same kind relating to the plumbing for and
 use of hot and cold water, gas, steam pipes and
 supply and sewerage, drainage or sewage risk
 lines, so as to prevent damage or undue risk
 to the property therein, and will keep all water
 tight pipes and conduits in safe
 condition and properly maintained, the party of the
 second part reserving for himself and his
 representatives the right to enter upon and
 inspect the premises at any reasonable time
 and as often as he or they may desire.
 Fifth. And the said first party agrees that
 he will insure the buildings upon said premises
 against loss by fire, lightning and windstorm
 in the amount of fifteen thousand dollars,
 in several policies, and insured against
 several parties, for not less than a three year