and for that purpose may in the name, place and stead of the said first party, and as 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 amount so collected toward the payment of the indebtedness hereby secured, and to assign any and all policies of insurance to subsequent owners; and if any of said agreements be not performed as aforesaid, then said party of the second part or his assigns, may effect such insurance as hereinbefore agreed, paying the cost thereof, and may also pay the final judgment for statutory lien claims, including all costs; and for the repayment of all money so paid, with interest thereon from the time of payment at the rate of 10 per cent per annum, payable semiannually, these presents shall be security, in like manner and with like effect as for the payment of said note and interest coupons. It is hereby further stipulated and agreed that every insurance policy issued on the premises covered by this mortgage during the existence of said mortgage, shall be assigned as collateral security to the party of the second part, or assigns, as above provided, and whether the same have been actually assigned or not, the same shall, in case of loss, be payable to said second party, or assigns to the extent of their interest as mortgagee in said premises.

Sixth. And it is further stipulated, that in case the said party of the first part shall make default in payment of the taxes or assessments against said real estate, as, and at the times required by law, or in keeping said buildings insured, as aforesaid then the said second party, or his legal representative may pay such taxes and assessments and