

may pay the same and this mortgage shall be security also for such payments with interest thereon at the rate of 12 per cent per annum and the first party assume all responsibility of proof and care and expense of collecting said insurance if loss occurs.

Third, the said party of the first part agrees to keep all buildings fences and improvements on said land in as good repair as they now are and to not commit or allow ^{any} waste on said premises.

Fourth. In case of default in any of the covenants hereof the rents and profits of said premises are pledged to the holder hereof as additional ^{collateral} security for the payment of the moneys herein mentioned and the holder is entitled to the possession thereof by receiver or otherwise.

Fifth. Said party of the first part agree that if the maker of said note shall fail to pay the principal or interest of said note or any part thereof as the same become due or any of the taxes assessments or insurance premiums, as they become due or to comply with any of the foregoing covenants the whole sum of money hereby secured shall at the option of the holder hereof become due, and payable at once and without notice.

The said party of the first part shall pay all expenses of collecting the insurance and in the event action is brought to foreclose this mortgage or recover on the insurance policy a reasonable attorneys fee of not less than