

on the note or debt secured hereby before the same become delinquent; also all liens, claims, adverse titles, and encumbrances on said premises; and if any of said taxes, assessments, liens or claims be not paid by first party, second party may elect to pay the same and shall be entitled to collect all sums thus paid with interest at the rate of 10 per cent per annum, and this mortgage shall stand as security for the amount so paid with such interest.

Fourth. That first party will keep all buildings, fences and other improvements on said real estate in good repair, will permit no waste nor cut any timber except for fencing and fuel used on said premises.

Fifth. That first party will at his own expense until the indebtedness herein recited is fully paid, keep the buildings erected on said lands, insured against fire in the sum of \$ dollars, in some responsible Insurance Company, approved by second party, payable to the mortgagee or assigns, the mortgagee agreeing in case of fire to devote the whole proceeds of such insurance to rebuilding buildings on said land, the said mortgagee, his heirs or assigns, holding the said proceeds in trust until the buildings are rebuilt and paid for; or if first party prefers, said proceeds may be credited by second party on the principal sum, as of date of maturity, next interest payment. In case of failure to insure as agreed and deliver the policies to the mortgagee herein, second party may procure such insurance and collect the cost thereof, together with 11 per cent, interest from first party, and this mortgage shall stand as security therefor.

And it is expressly agreed that if first party shall fail to pay said sums of money, either principal or interest within thirty days after the same become due, or fail to