with premiums fully paid for the entire term of the policies, which policy or policies shall be duly assigned and delivered to second party, assigns, or legal representative as collateral and additional security for the payment of the indebtedness hereby secured, and the obligations of this mortgage. Said insurance as above provided, to be maintained in the amounts named above as long as this mortgage, or any part of the same, is in force.

And it is further stipulated that in case the taxes or assessments of any kind levied against said premises are not paid when due, or if there is a failure to maintain insurance as in this mortgage provided, then the second party, his heirs, assigns, or legal representatives, may pay such taxes or assessments, or effect such insurance and the amounts so expended therefor shall bear interest from the date of such expenditure at eight per cent per annum, and this mortgage is security for the money so expended with interest as provided.

It is further agreed by the party of the first part, binding his heirs, legal representatives, successors, assigns, grantees and lessees, that during the life of this mortgage, or any part thereof, there shall be no stripping of any part of the premises herein mortgaged to obtain coal, stone or other minerals or substances, nor shall any mining of any kind or nature be permitted thereon. However the foregoing provisions shall not apply to any oil or gas lease now on said premises that now appears of record