from the date thereof to the time when the money
shall be actually paid.
third— That first party will pay all the taxes and
assessments levied upon said real estate, and also all
taxes assessed against the said second party or his
assigns 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