covenant and agreement herein then this instrument to be null and void and shall be released at the cost of said first parties otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force the said first parties shall at all times keep all taxes fully paid as required by law and shall keep the buildings on said premises insured against loss or damage by fire lightning or tornado in the sum of not less than $500 — loss if any payable to B. F. Colley as his interest may appear.

And it is further hereby agreed that in case the said first parties shall make default in payment of any taxes on said property when due or in keeping said buildings insured as aforesaid then the said second party his heirs or assigns or legal representatives may pay such taxes or effect such insurance and the amount necessarily expended therefor, with interest at eight per cent per annum from the date of such expenditure until repaid shall be considered a sum the repayment of which is intended to be hereby secured and said first parties hereby waive any and all rights of appraisement sale or redemption and homestead the mortgage on the property herein described being given as security for money borrowed.

And if default be made in the payment of any note hereby secured at maturity, or if default be made in the payment of of any interest due on any note hereby secured when the same becomes due and payable, or if any taxes or assessments now or hereafter levied or imposed against said real estate are permitted to become delinquent, or if default be made in the agreement to keep said property insured as herein set forth then in either of these cases the sums hereby secured and the whole thereof shall immediately become due and payable