

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 noted 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 assignee, 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 assignee, 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, or of date of maturity of 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 ten 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