from date hereof (being the sum loaned) and bearing interest at the rate of 8% per annum after due and six interest notes for the sum of Thirty two Dollars each due in six, twelve, eighteen, twenty four, thirty and thirty six months from date respectively and bearing the rate of 8% per annum as interest after due.

The said parties of the first part hereby covenant and agree with the second and third parties.

First - To pay all taxes, assessments of every character which are now due or which hereafter may become liens on said real estate, and to pay all taxes which may be assessed against the above described property and if not paid the said third party may pay such taxes, liens or assessments and be entitled to interest on the same at the rate of 8% per annum, and this deed of trust shall stand security for the amount paid and the said sum or sums so paid shall be immediately due and payable, the property herein described being hereby pledged to further secure such sums in accordance with the terms hereof.

Second - To keep all buildings and other improvements on said real estate in as good repair and conditions as the same now are and shall permit no waste on the premises.

Third - To keep the buildings on said premises insured in some responsible company the same to be approved by the said third party for the insurable value thereof with the regulation mortgagee's subrogation clause attached making said insurance payable in case of loss to the said third party or his assigns, as their interest may appear and to deliver the policy and renewal therefor to the said third party. In case of failure so to do the holder of this deed of trust may effect such insurance and the amount so paid shall be collectable with the notes