

when the same fall due and at the place
 and in the manner provided in said notes, and
 will pay all taxes and assessments against said
 land when the same are due each year, and
 will not commit or permit any waste upon said
 premises, that the buildings and other improvements
 thereon shall be kept in good repair and shall
 not be destroyed or removed without the consent
 of the second party. And shall be kept insured for
 the benefit of the said second party or its assigns, against
 loss by fire or lightning for not less than four hundred
 dollars in form and company satisfactory to
 said second party, and that all policies and
 renewal receipts shall be delivered to said second
 party. If the title to the said premises be transferred,
 said second party is authorized, as agent of the
 first party to assign the insurance to the grantee
 of the title. Party of the first part and their heirs,
 executors, administrators and assigns will warrant
 the quiet enjoyment of the aforesaid premises to the said
 party of the second part, his heirs, executors, administrators
 and assigns and will forever defend the
 aforesaid premises against the lawful claims and
 demands of all persons. It is further agreed and
 understood that the said second party may pay
 any taxes or assessments levied against said premises
 or any other sums necessary to protect the rights of
 such party or its assigns, including insurance
 upon buildings and recover the same from the
 first party with 10 per cent interest and that every
 such payment is second money and that in case
 of foreclosure thereof and as often as any foreclosure