

same becomes delinquent, also all lines, claims, adversities/titles and encumbrances on said premises, and if not paid the holder of this mortgage may, without notice, declare the whole sum of money herein secured, due and collectable at once, or may elect to pay such taxes or assessments, and be entitled to interest on the same at the rate of ten per cent per annum, and this mortgage shall stand as security for the amount so paid, with such interest.

EIGHTH: The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition ^{as} the same ^{are} in at this date, and shall permit no waste, and especially no cutting of timber, excepting for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantor's family, and the commission of waste shall, at the option of the mortgagee, render this mortgage due and payable.

NINTH: And the first party agrees that in the event of the failure, neglect or refusal of ^{said} first party to insure the buildings, or to reinsure the same, and deliver the policy or policies, properly assigned or pledged, to the said The Inter-State Mortgage Trust Company, before noon of the day on which any such policy or policies shall expire, then the said second party is hereby authorized and empowered by these presents to insure or reinsure said buildings for said amount, in such company or companies as it may select, and the said The Inter-State Mortgage Trust Company, may sign all papers and applications necessary to obtain such insurance in the name, place and stead of the said first party; and it is further agreed, in the event of loss under such policy or policies the said second party shall have full power to demand, receive, collect and settle the same, and for that purpose may, in the name, place and stead of said first party, and as his agent and attorney in fact, sign and endorse all vouchers, receipts and drafts that shall be necessary to procure the money thereunder, and to apply the amounts so collected towards the payment of the bond, interest, coupons and interest ~~under~~ thereon; and if any or either of said agreements be not performed as aforesaid, then the said party of the second part, its endorsees or assigns, may pay such taxes and assessments or any part thereof, may effect such insurance as hereinbefore agreed, paying the cost thereof; and may also pay the final judgment for any statutory ^{line} ~~line~~ claims, including all costs, and for the repayment of all moneys so paid, with interest thereon from the time of payment, at the rate of ten per cent per annum, payable semi-annually, these presents shall be a security in like manner and with like effect as for the payment of said bond and interest coupons.

TENTH: The said first party agrees that if the maker of said note shall fail to pay any of said money, either principal or interest, within thirty days after the same becomes due, or to conform to, or comply with any of the foregoing covenants, the whole sum of money herein secured, may at the option of the holder of the note hereby secured and at their option only, and without notice, be declared due and payable; and this mortgage may thereupon be foreclosed immediately for the whole of said money, interests and costs, together with statutory damages in case of protest, and said second party or any legal holder thereof, shall at once, upon the filing of a bill for the foreclosure of this mortgage, be forthwith entitled to the immediate possession of the above described premises, and may at once take possession, and receive and collect ^{the} rents, issues, and