shall be made upon said loan or upon the legal holder of said note or mortgage, when the same become due and to keep all buildings upon the mortgaged premises as described in paragraphs one (1) and two (2) insured in some reliable insurance company approved by the party of the second part for the sum of Two Thousand ($2100.00) Dollars, and assign the policies to the said party of the second part as his interest may appear, and to deliver said policies and renewals to the said party of the second part to be held by him until this mortgage is fully paid, and said party of the first part hereby assumes all responsibility of proof and care and expense of collecting such insurance or loss occured.

The said party of the first part agrees to keep all buildings and other improvements on said lands in good repair and further agrees not to commit or allow any waste on the said described premises.

It is further expressly agreed by and between the parties hereto that if any default be made in the payment of any part of either the said principal or interest notes, when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon the said loan, or the premiums for said fire insurance when the same become due or in case of the breach of any covenant or condition contained herein the whole of said principal sum herein named, and the interest thereon shall become immediately due and payable, at the option of the said second party, and this mortgage may be immediately foreclosed. And it is also agreed that