hereby secured for taxes so paid.
Provided, however, that the said mortgagee or the legal holder of this mortgage, in case the said party of the first part shall fail, for the term and period of thirty days after the same shall become due, to pay any taxes levied against said mortgaged premises, the mortgagee, or its successors or assigns, may at its or their option, pay such taxes; and the said first party agrees to pay to the second party, its successors or assigns, all and every such sum and sums of money as may have been so paid for taxes and assessments against said real estate, or upon said mortgage, and for all premiums and costs for insurance, liens, claims, adverse titles and encumbrances on said premises, with interest thereon at the rate of ten (10) per cent. per annum from the time said sum or sums of money may have been so advanced and paid, until the same all repaid, except that first party agrees to pay the penalties and the legal rate of interest specified by law on all sums expended for delinquent taxes, and all of which said sum or sums of money, and the interest to accrue thereon, shall be a charge upon said premises, and shall be secured by this mortgage in the same manner as said principal sum, secured thereby, or the holder of this mortgage, may, if he so elect, in case of default of payment as herein agreed by said first party declare the whole sum of money herein secured due and collectable at once.
Fourth. That 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 the commission of waste shall,