at the option of the mortgagee, render this mortgage due and payable.

Fifth. The said party of the first part agrees to procure and maintain policies of insurance on the said above described premises, in such insurance company as said party of the second part shall elect, in the sum of None dollars, which said policy or policies of insurance shall be held by the said party of the second part, or its assigns, as collateral and additional security for the payment of said promissory note and the interest to accrue thereon, as well as for the payment of all such sums of money as may have been advanced and paid as aforesaid by said party of the second part.

Sixth. That said first party agrees that if the maker of said note, or notes shall fail to pay any of said money, either principal or interest, whenever the same becomes due, or in case the said first party shall commit waste upon said premises, or suffer the same to be done thereon, or to conform to or to comply with any of the covenants contained in this mortgage, the whole sum of money herein secured may, at the option of the holder of the note hereby secured, and at its, his or her option only and without notice, be declared due and payable at once, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, together with the statutory damages in case of protest, and said second party, its successors or assigns, or any legal holder hereof, 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