

claims and demands.

SECOND. That said first party will pay to said second party or order the sum of Four Thousand Dollars, with interest thereon from November 25, 1922, until due at the rate of six per cent per annum, payable semi-annually, on the first day of June and December in each year, and in accordance with one certain promissory note of the said first party, with 10 coupons attached, said note and coupons being of even date herewith and bearing interest after maturity at the rate of ten per cent per annum, payable semi-annually, and this mortgage secures all renewal principal or interest notes that may hereafter be given in event of any extension of time for the payment of said principal debt.

THIRD. That said first party will keep all buildings, fences, sidewalks and other improvements on said real estate in as good repair and condition as the same are at this date, and permit no waste, and especially permit no cutting of shrubbery, fruit or shade trees; that they will at no time permit any part of the premises to be used in the conduct of any illegal or disreputable business, or such as will tend to injure or render said premises unfit for general business or residence purposes; that they will permit no unnecessary accumulation of combustible material upon said premises; that they will constantly keep in proper order all pipes, connections, fixtures and attachments of every kind relating to the plumbing for the use of natural or manufactured gas, or both, water supply and sewerage, furnaces, steam pipes and boilers, so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insulated; the second party reserving for itself and successors the right to enter upon and inspect the premises at any reasonable hours and as often as he or they may desire.

FOURTH. The first party hereby agrees to pay, before the same shall become delinquent, all taxes, charges or assessments assessed or levied under the laws of this State and of the United States of America, upon the above described property, or any part thereof, or any interest therein, or upon this mortgage, except the mortgage registration tax, and should the first party fail to pay any such taxes, charges or assessments, as above specified, and allow the same to become delinquent, the holder may, at its option pay such delinquent taxes, charges or assessments, and such interest or costs as may have accumulated thereon by force of law, and the amount so paid, with interest thereon at 10 per cent per annum from the date of such payment, shall be secured by the lien of this mortgage, and be collected by foreclosure hereof; and such payment shall not be a waiver of the breach of the foregoing condition.

FIFTH. The first party agrees to procure and keep in force, insurance against loss by fire, lightning and windstorm, in the sum of Seventy five hundred dollars, on the buildings now or hereafter erected on the property, to be written in some responsible old line company approved by the holder hereof, and each policy to have second party's form of subrogation clause attached. All policies taken out or issued on the property, even though the aggregate exceeds the above amount, shall be assigned to the holder hereof as additional security, and in case of loss under any policy the holder may collect all moneys payable and receivable thereon, and apply same to payment of the indebtedness hereby secured, or may elect to have the buildings repaired or replaced. In case of failure, neglect, or refusal to procure and maintain such insurance, or to deliver the policies to the holder hereof, the holder may, at its option, without notice, declare the whole debt hereby secured due, and foreclose, and may, whether such declaration be made or not, insure or reinsure and pay premiums, and amounts so paid shall be immediately repaid with interest at 10 per cent per annum from date of such payment and be secured