and to preserve and protect the security hereunder against any adverse, superior or inter-
vening claim or interest,

Fourth: That said first party will keep all buildings , fences, side-walks and other
improvements on said real estate, in as good repair and condition as the same are at this
date, and permit no w aste; that he will at no time premit 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 unfit said premises for general business or residence purposes, that he will premit
no unnecessary accumulatin of combustible material upon said premises; that he will con-
stantly 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 sweerage, furnane, 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 inssafe
condition and properly insulated; the party of the second part reserving for himself and
his represtatives, the right to enter upon and inspect the premises at any reasonable hours
and as often as he, or they may desire.

Fifth: That said first party will, at once, insure the buildings upon said premises
against loss by fire, lightning and wind storms, to the amount of $3500.00 in insurance
companies approved by said second party, and at once deliver all policies, properly
assigned, to said second party, as collateral and additional security for the payment of
said debt, interest, and all sums secured hereby, and will so maintain such insurance until
said debt is paid, and if default is made therein, then said second party may so insure
and re-insure said buildings, acting as agent for said first party in every particular;
that every insurance policy on said premises, issued before said debt is paid, shall be
assigned as collateral security to the party of the second part, or assigns, as above
provided, and whether the same have beem actually assigned or not, they shall, in case of
loss, be payable to said second party, or assigns, to the extent of their interest as
mortgagee in said premises, tand that said smcond party or assigns may assign said policies
as agent of/first party to any subsequent purchaser of said premises, and that in the event
of loss under such policy or policies, the second party shall have and is hereby specifically
given full power to settle and collect the same and to apply the amount so collected toward
the payment of the indebtedness hereby secured.

Sixth: That in case the said first party shall make default in any one or more
of said agreements, then the said second party, or assigns, may pay such taxes, charges,
assessments, rights or impositions, and effect such insurance,and protect said title
against adverse claims and liens, and pay all costs thereof, and the amountsso expended
therefor, with interest at the rate of ten per cent on sums paid for insurance and pro-
tection of title, and to release liens, and for costs thereof, from date of such expendi-
ture until paid, and with the penalties and rates of interest fixed by law, on such taxes,
charges, assessments, rights and impositions shall be considered assum the repayment of
which is to be hereby secured.

Seventh: That if the makers 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
fail to conform to or 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 for the whole of said money, interest and
costs, and said second party, his heirs, executors, administrators or assigns, or any