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property, and the said mortgagors shall not be entitled to any offset against the sums hereby secured for the taxes and assessments so paid.

THIRD: That, said first parties will keep all buildings, now on said real estate or to be placed thereon, sidewalks and other improvements in good repair and condition and will commit no waste thereon nor permit waste nor deterioration thereof.

FOURTH: That said first parties will insure the buildings upon said premises against loss or damage by fire in the amount of not less than \$25,000.00 and against loss or damage against lightning, wind or storms, or explosion from gas, in the amount of not less than \$25,000.00; all of said insurance to be in insurance Companies approved by said second party, and for not less than three year term, and at once deliver all policies properly assigned to said second party as collateral and additional security for the payment of the said indebtedness, the interest thereon, and all sums secured thereby and will so maintain such insurance until said indebtedness is paid, and if default is made therein, then second party may insure and re-insure said real property, acting as agent for said first party in every particular that every insurance policy on said premises issued before said indebtedness is paid shall be assigned as collateral security to the second party, his heirs or assigns as above provided, and whether the same have been actually assigned or not, they shall in case of loss, be payable to said second party, his heirs or assigns to the extent of his interest as mortgagee of said property; and that said second party or assigns may assign said policies, as agent of said first parties, to any subsequent purchaser of said premises or of said notes; and that, in the event of loss under a 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 collected toward the payment of his indebtedness hereby secured.

FIFTH: That, in case the said first party makes default in any one or more of the said agreements, then the second party his agents or assigns may procure such insurance, and protect said title against adverse claims and liens, and pay the costs thereof and the amounts so expended therefor, with interest at the rate of ten (10%) per cent per centum per annum on sums paid for insurance and protection of title, and to release liens, and for costs therefor from the date of such expenditure until paid and with the penalties and rate of interest fixed by law on the taxes and assessments, shall be considered indebtedness repayment of which is secured by this mortgage, provided, however that nothing herein recited or contained shall be construed as imposing upon the said second party or his heirs or assigns, or any of them, any legal obligation to advance or expend any moneys for any of the purposes aforesaid.

SIXTH: That, if the said first parties, the makers or the aforesaid notes, shall fail to pay any of the said money thereof evidenced whenever the sum becomes due, or in case the said first parties shall commit waste upon said premises or suffer the same to be done thereon or shall fail to conform to, or comply with any one or more of the covenants contained in this mortgage, then in such events the whole sum of money herein and hereby secured may, at the option of the holder of the notes hereby secured, and at the option of the holder alone, after ten days written notice delivered to said first parties or mailed to them, be declared due and payable at once and thereupon the whole of said money, interest and costs shall be forthwith due, and payable and this mortgage may thereupon be foreclosed, and said second party, his heirs or assigns, or any legal holder thereof shall at once and without regard to the foreclosure of this mortgage, be entitled to immediate possession of the above