

to the said party of the second part, as her interests may appear, and deliver said policies and renewals to said party of the second part to be held by her until this mortgage is fully paid, and said parties of the first part assumes all responsibilities of proof and care and expense of collecting such insurance is loss occurs

3. The parties of the first part agree to keep all buildings, fences and other improvements on said premises in as good repair as they are now, and not to allow or commit any waste on said premises and not to permit any of the improvements to be removed therefrom or to become dilapidated or destroyed.

4. It is further expressly agreed by and between the parties hereto that if any default be made in the payment of any part of either said principal or interest notes when the same become due, or in case of default, in the payment of any installment of taxes, or assessments, upon said premises, or upon said loan, or the premiums of said fire and tornado insurance when the same becomes due, or in case of removal of any of the buildings or other improvements from said land or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and the interest thereon, and all sums paid by the party of the second part on account of taxes or assessments, upon said premises, or upon said loan, or the premiums for fire and tornado insurance, upon said premises, shall become immediately due and payable

and this mortgage may be foreclosed immediately, and the party of the second part or any legal holder of this note shall be entitled to recover the principal sum mentioned in said bond, together with interest thereon, from the date thereof, at 10 per cent per annum, crediting any and all interest payments made, if any have been made, upon said sum, and the party of the second part, or the legal owner and holder of said note, and mortgage, shall be entitled to recover an account of taxes or assessments upon said premises, or upon said loan, or insurance premiums paid by the party of the second part, the full amount so paid, as taxes or assessments, or insurance premiums, together with interest thereon from the date of such payment at 10 per cent per annum.

And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises, are pledged to party of the second part, or her assigns as additional collateral security and said party of the second part, or assigns, shall be entitled to possessions of the said premises, by receiver, or other wise at the option of the party of the second part.

It is further agreed and understood that in computing interest upon this loan in accordance with the stipulation of this bond, and this mortgage such interest in no event, nor in any wise, directly or indirectly, be com