

and this mortgage shall stand as security for the amount so paid with such interest.

Fourth:- That first party will keep all buildings, fences, and other improvements on said real estate in good repair and will permit no waste on said premises.

Fifth:- That first party will at his own expense until the indebtedness herein recited is fully paid, keep the buildings erected on said lands, insured against fire in the sum of none dollars. in some responsible Insurance Company, approved by second party, payable to the mortgagee or assigns, the mortgagee agreeing, in case of fire to devote the whole proceeds of such insurance to rebuilding buildings, on said lands, the said mortgagee, his heirs or assigns, holding the said proceeds in trust until the buildings are rebuilt and paid for, or if first party prefers, said proceeds may be credited by second party on the principal sum, as of date of maturity of next interest payment. In case of failure to insure as agreed and deliver the policies to the mortgagee herein, second party may procure such insurance and collect the cost thereof, together with 10 per cent interest from first party, and this mortgage shall stand as security therefor.

And it is expressly agreed: That if first party shall fail to pay said sums of money, either principal or interest, within sixty days after the same becomes due, or fails to perform, any of the covenants or agreements herein contained, the whole sum of money secured hereby may at the option of the holder of said note, and at his option only, and without notice, be declared due and payable, and this mortgage may thereupon be foreclosed for the whole of said money, interest and cost and said second party, or assigns or any legal holder hereof, shall at once, upon the filing of a petition for the foreclosure of this mortgage, be forthwith entitled to have a receiver appointed by the court to take possession and control of the premises described herein, rent the same and collect the rents thereof, under direction of the court, without the usual proofs, required, it being agreed between the parties hereto, that the allegations of the petition as to any default in performance of any agreement contained in this mortgage, to be by first party performed, together with the above agreement relating to possession and appointment of receiver, shall be sufficient authority to the court to appoint a receiver without other proof than the agreements contained herein. The amount so collected by such receiver to be applied, under the direction of the court, to the payment of any judgment rendered or amount found due upon foreclosure of this mortgage.