become delinquent, and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money therein secured, due and collectible at once, or may elect to pay such taxes or assessments upon said premises, or upon the mortgage or the debt secured thereby, and be entitled to interest on the same at the rate of 12 per cent. per annum, and this mortgage shall stand as security for the amount so paid, with such interest.

Fourth. The said first parties agree to keep all buildings, fences and other improvements on said Real Estate, in as good repair and condition as the same are in at this date, and shall permit no waste, and especially no cutting of timber, except for making and repairing fences on the place, and such as shall be necessary for fire-wood for the use of the grantor's family; and, further, that they will at their own expense until the indebtedness therein recited is fully paid off, keep the buildings erected and to be erected on said lands, insured in such an amount as said buildings will bear, in some responsible Insurance Company, with loss, if any, payable to this mortgagee or its assigns; and in default of so doing, said second party may procure such insurance and collect the cost thereof from the said first party, and this mortgage shall stand as security therefor; or said second party, its successors or assigns, on the failure of said first parties to insure as aforesaid, may immediately on such failure declare the whole sum hereby secured