pay such taxes and 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 agrees 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 ~~not~~ 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 grantors family and further that they will at their own expence untill the indebtedness herein 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 said first parties and this Mortgage shall stand as security therefore or said second party its successors or assigns on failure of said first parties to insure as aforesaid may immediately on such failure declare the whole same due and payable and may proceed to foreclose this Mortgage as as hereinafter provided

Fifth The said parties agrees that if the makers of said note shall fail to pay any of said money either principal or interest, within five days after the same becomes due or to Conform to or comply with any of the foregoing covenants the whole sum of money herein secured may at the