

date and shall permit no waste and especially no cutting of 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 until the indetness herein recited is fully paid off keep the buildings erected and to be erected on said lands insured in such amount as such 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 parties of the first part and this Mortgage shall stand as security therefor; or the said second party its successors and assigns ~~and in default of so doing said second party~~ on failure of said first parties to insure as aforesaid may immediately on such failure declare the whole sum hereby secured due and collectable and may proceed to foreclose this Mortgage as hereinafter provided

Tieth The said first parties agree that if the makers of said notes 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 option of the second party or any holder of said notes and at the option of said holder only without notice to the said parties or any other party be declared due and payable and this Mortgage may thereupon be foreclosed immediately for the whole of said money interest and costs together with statutory damages in case of protest and that upon the commencement of an action for foreclosure of this Mortgage an attorneys fee of One Hundred & fifty Dollars shall become due and payable and shall be by the Court taxed and this Mortgage shall stand as security therefor and the same shall be included in the decree of foreclosure and shall be paid out of the proceeds of the foreclosure sale together with the other moneys interest and costs or shall be included in any deficiency judgment that may be entered for value received the said parties of the first part do hereby expressly waive an apprisement of said Real Estate should the same