Fourth. The said 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 said first parties, 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 upon such failure declare the whole sum hereby secured due and collectible, and may proceed to foreclose this mortgage as hereinafter provided.

Fifth. The said first parties agree 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 therein secured may, at the option of the second party or any holder of said note, and at the option of the holder only, without notice to said first parties or any other party, be declared due and payable, and this mortgage may thereupon be foreclosed immediately for the whole of said money, in-