

of insurance hereinafter specified, and all prior liens, claims and adverse titles and incumbrances on said premises, so that this mortgage shall be a first lien thereon until all sums secured hereby are fully paid, and if any of the payments are not made as aforesaid, then the said party of the second part, or the legal holder of said note, may, without notice, declare the whole sum of money due and payable, and this mortgage may be foreclosed at any time thereafter, or said party of the second part, his heirs, executors, administrators or assigns, may pay and extinguish such taxes, assessments, and insurance premiums, liens, claims, and adverse titles and incumbrances, and the amounts so paid shall be a lien on the premises aforesaid, and secured by this mortgage, and shall at once become due and bear interest at the rate of eight per cent per annum from the date of said advancement until the same is wholly paid, and the same shall be paid at the same time and with the interest coupon which shall next fall due thereafter; but whether said party of the second part, his heirs, executors, administrators or assigns, elects to pay said liens aforesaid or not, it is expressly agreed that the party of the second part, his heirs, executors, administrators or assigns, may immediately, as aforesaid, cause this mortgage to be foreclosed; and in case of filing a bill to foreclose this mortgage, the court may, on motion of the party of the second part, his heirs, executors, administrators or assigns, appoint a receiver to collect the rents and profits arising out of said premises during the pendency of such foreclosure proceedings, and the net amount of such rents and profits, after paying the expense of such receivership and all other costs and expenses, shall be applied in payment pro tanto of the amount due under this mortgage. And the said parties of the first part hereby agree to keep all buildings, fences and other improvements in as good repair and condition as the same are at this date and abstain from the commission of waste on said premises until the note hereby secured is fully paid. And the said parties of the first part hereby agree to procure and maintain through the said party of the second part, his heirs, executors, administrators or assigns, or agents, as insurance agents or brokers, a policy or policies of insurance on the buildings erected and to be erected upon said premises, in some responsible insurance company to be named by the said party of the second part, his heirs, executors, administrators or assigns to the amount of Two Thousand (\$2000.00) Dollars, less, if any, payable to the said party of the second part, his heirs, executors, administrators or assigns. And it is further agreed that the said party of the second part, his heirs, executors, administrators and assigns, may hold every such policy of insurance as collateral or additional security for the payment of said indebtedness, and shall have the right to collect and receive all moneys which may at any time become payable and receivable thereon, and apply the same when received, to the payment of said note, together with the costs and expenses incurred in collecting said insurance; or may elect to have such buildings insured repaired or new buildings erected on the