

secured by this mortgage, and shall at once become due and bear interest at the rate of 8 per cent per annum from 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 when 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 said 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 receiverships, 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 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 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 the 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 or 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 repaired or new building erected on the aforesaid premises. Said party of the second part, his heirs and executors, administrators or assigns, may at his option deliver said policy or policies to the parties of the first part, and require the collection of the same and payment made of the proceeds as last above mentioned. It is expressly agreed that if the said parties of the first part shall fail to collect or neglect to insure said buildings, the said party of the second part, his heirs, executors, administrators or assigns may effect such insurance, and the premiums or premiums paid therefor shall bear interest and be secured and repaid