

litigation concerning the said debt or the premises here-
inbefore described, and the said mortgagee, his heirs
or assigns, shall have, in his discretion, authority, to
employ all proper agents and Attorneys for the
recovery of the within mentioned debt, by foreclosure
or otherwise pay for such services out of the proceeds
of sale of said property, should a sale be made, and
if no sale be made, any sum so paid on account
of such services shall be secured hereby and may be
recovered in any suit or action hereupon or hereunder.
Second; That the mortgagor agrees to pay all taxes and
charges assessed on said land before the same shall
become delinquent and immediately thereafter exhibit
to the said mortgagee, his heirs or assigns, or the
holder of the within secured notes, or any of them,
satisfactory evidence of the performance of this covenant.
Third; The said mortgagor agrees that he will at
his own expense, during the continuance of this deed,
keep the buildings on said premises insured against
loss by fire, in some Stock fire insurance Company
or Companies acceptable to said mortgagee, his heirs
or assigns for an amount not less than Four
Thousand and no/100 dollars, with loss if any,
payable under New York Standard mortgage Clause
to said mortgagee, his heirs or assigns, as his or their
interest may appear.
Fourth; That the said mortgagor agrees that if he
shall fail to pay the taxes or to insure the buildings
on the land herein described, as is hereinbefore
stipulated, the said mortgagee, his heirs or assigns,
may at their option without notice pay the taxes, effect
such insurance and pay any premiums due thereon;
and the amount so paid by them shall thereupon
become part of the debt herein secured, and with
interest at the rate of six per cent per annum until
paid, shall become due and payable along with the
next installment of interest.
Fifth; That the said mortgagor, his agents and
tenants, will permit, commit or suffer no waste,
impairment or deterioration of said property; that
he will keep all the buildings fences and other
improvements on said lands in as good condition
of repair as they now are, and should there be
impairment or deterioration in their value in the
opinion of the said mortgagee, his heirs or
assigns, the said mortgagor, will immediately
upon demand, make such repairs as the
said mortgagee his heirs or assigns, may