

fail to pay the taxes, or to insure the buildings on the lands 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 land 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 deem necessary and reasonable, in default of which the said mortgagee, his heirs or assigns, may enter and comply with all the terms and conditions of this covenant, and any amount so expended shall be fully and effectively secured hereby, 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. And the said mortgagor covenants he will not alter, tear down or remove any of said buildings or other improvements without the express consent in writing of the said mortgagee, his heirs or assigns.

Sixth; That if any default be made in the payment of any of the indebtedness herein provided for, when the same shall become due and demandable, or of any renewal notes, if renewals notes be executed, or in the observance of any of the covenants herein contained, the said mortgagor hereby gives to the said mortgagee, his heirs or assigns, the right and privilege to declare the whole debt hereby secured immediately due and payable and collectible under this mortgage, or at his or their option to institute proceedings respectively for the collection at law or in equity of such amounts as may then be unpaid, whether the same be evidenced by the original notes, or any renewal thereof or any sum or sums expended by the said mortgagee, his heirs or assigns, hereunder, and the said mortgagor hereby waives the benefit of all homestead exemption as to the debt hereby secured and any expenditure for improvements, taxes, liens, charges or insurance premiums paid by the said mortgagee, his heirs or