

due and payable according to law, and before they become delinquent, and will, on demand, furnish receipts showing payment of same.

3. First parties will keep all buildings, fences, fixtures and other improvements, of every kind and nature, now on said property, or hereafter erected or placed thereon, in good order and condition, and will promptly rebuild, repair and restore any uninsured buildings, fences, fixtures or other improvements that may be destroyed or damaged by fire, windstorm or otherwise, and will not commit or permit waste on said property, or the destruction or removal from said property of any buildings, fences, fixtures or improvements of any kind whatsoever and will not cut, use or remove, or permit the cutting, use or removal of any timber or trees on said property, for sawmill, turpentine or other uses or purposes, except for firewood and other ordinary farm purposes, without the consent in writing of second party and will not cause or permit any injury or change of any kind to or in any part of the premises, or any buildings, fences, fixtures or improvements thereon. All fixtures and improvements of every kind whatsoever now on said property are subject to all the terms of this instrument, and all fixtures and improvements hereafter placed thereon shall immediately be and become subject to all the terms hereof.

4. If first parties shall fail to procure and maintain insurance on the buildings on said property as herein agreed, or if, after procuring the same, they shall fail to pay the premiums therefor or if they shall fail to pay any taxes, liens, assessments or judgments, as and when the same shall become due and payable, as herein agreed, or if they shall fail to keep the buildings and improvements now on said land, or hereafter placed thereon, in good order and condition, then, in any such event, second party may procure such insurance and pay the premiums thereon, and may pay any unpaid premiums for insurance procured by first parties, and may pay any taxes, liens, assessments, or judgments which should under the terms of this instrument, be paid by first parties, and make or cause to be made any repair necessary to place or keep the buildings and improvements on said land in good order and condition, and any amounts so paid or advanced by second party for insurance, premiums, taxes, liens, assessments, judgments or repairs shall be added to the principal debt hereby secured, and shall become part thereof, and the repayment thereof, with simple interest from the date of payment by second party, at the rate of eight (8%) per centum per