

at the times and in the manner as hereinbefore provided.

2. That these mortgages shall secure the party of the first part for such further sums as may be advanced hereafter, at the option of the party of the first part, for the payment of taxes, insurance, premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the party of the second part by the party of the first part; and that all sums so advanced shall bear interest at the same rate as the within indebtedness and shall be payable on demand of the party of the first part unless otherwise provided in writing.

3. That the party of the second part will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the party of the first part against loss by fire and any other hazards specified by the party of the first part, in an amount not less than the mortgage debt, or in such amounts as may be required by the party of the first part, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the party of the first part and have attached thereto loss payable clauses in favor of, and in form acceptable to, the party of the first part, and that he will pay all premiums therefor when due; and that he does hereby assign to the party of the first part the proceeds of any policy insuring the mortgaged