

keep insured the houses and buildings on said lot in a sum not less than Fifty Eight Hundred (\$5800.00) Dollars in a company or companies satisfactory to the Party of the First Part from loss or damage by fire, and extended coverage endorsement, from loss or damage by tornado, or such other casualties or contingencies, as may be required by the Party of the First Part and assign and deliver the policies of insurance to the said Party of the First Part, and that in the event the said Party of the Second Part shall at any time fail to do so, then the said Party of the First Part may cause the same to be insured and reimburse itself for the premium, with interest, under this agreement; or the Party of the First Part at its election may on such failure declare the debt due and institute foreclosure proceedings.

The said Party of the Second Part hereby covenants and agrees to the extension of the time of payment of the principal amount hereinabove stated and fixed on the terms and conditions and at the rate of interest provided, and for their heirs, executors and administrators, hereby covenant and agree to pay the same on the terms and conditions and at the times fixed in the above agreement.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained in the original mortgage, then the whole sum of the principal amount as set forth above remaining at that time unpaid, together with accrued interest shall become immediately due and payable at the option of the holder thereof, who may sue thereon and foreclose said mortgage and if this agreement as above set forth after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interest to place said note or the said mortgage in the hands of an attorney for any legal proceeding, then and in either of events the Party of the Second