Two Thousand Dollars dated May 27th 1882 due and payable in five years from date thereof with interest thereon payable annually from the date thereof until paid according to the terms of said promissory bond and five certain coupons thereto attached And this conveyance shall be void if such payments be made as in said promissory bond and coupons thereto attached and as hereinafter specified And the parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties cost or interest shall accrue on account thereof and to keep said premises insured in favor of the parties of the second part or their assigns in the sum of Seven Hundred Fifty Dollars in some insurance Company satisfactory to the legal holder of this mortgage to deposit with him the policies of insurance and to cause all renewal receipts to be made and deposited in like manner at least ten days before the expiration of the policies renewed in default whereof the parties of the second part their executors administrators or assigns may pay the taxes penalties costs and interest and insure the same at the expense of the parties of the first part and the amount of such taxes penalties costs interest and insurance shall from the payment thereof become an additional lien under the Mortgage upon the above described premises and shall bear interest at the rate of twelve per cent per annum But if default be made by the parties of the first part in such payments or any part thereof or interest thereon or the taxes assessed on said premises or the insurance thereon then this conveyance shall become absolute and said promissory bond and interest thereon and all the taxes penalties costs and interest thereon and insurance premiums which may have been paid by the parties of the second part their executors administrators or assigns shall at the option of the legal holder hereof at once become and be due and payable and the legal holder hereof shall be entitled to the immediate possession of the above described premises and to receive the rents issues and profits arising therefrom and it shall be lawful for the parties of the second part their executors administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law, without appraisement and out of all moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument together with