

in said note mentioned with the interest thereon according
 to the tenor and effect of said note these presents shall
 be null and void. But if said sum of money or any interest
 thereon is not paid when the same is due and payable or if
 any taxes or assessments levied against said property are
 not paid when the same are payable or if default shall be
 made in the agreement to keep said premises insured
 as hereinafter set forth then in either case of these cases
 the whole of said sum mentioned in said note together with
 the interest thereon shall and by this indenture does im-
 mediately become due and payable at the option of the
 party of the second part or her assigns to be at any time
 thereafter enforced without notice to the party of the first
 part but the legal holder of this mortgage may at his
 option pay or cause to be paid the said taxes and assess-
 ments so due and payable and such premiums and
 charges for insurance as the mortgagor or assigns shall
 neglect or refuse to pay as hereinafter set forth and charge
 them against said party of the first part and the amounts
 so charged shall be an additional lien upon the said mort-
 gaged property and may be enforced and collected in the
 same manner as the principal debt hereby secured together
 with interest at the rate of ten per cent per annum payable
 semiannually until fully paid and discharged but whether
 the party of the second part elect to pay such taxes
 assessments and insurance or not it is distinctly un-
 derstood that in all cases of delinquencies as above enumer-
 ated then in like manner the said note and the whole
 of said sum shall immediately become due and
 payable and said mortgage or her assigns may imme-
 diately cause this mortgage to be foreclosed and shall
 be entitled to the immediate possession of the premises
 and the rents issues and profits thereof And the said party
 of the first part shall and will at his own expense
 from this time until said note and interest and all fees
 and charges by virtue hereof are fully paid off and
 discharged keep the buildings erected and to be erected on said
 lands insured to the amount of Three Hundred Dollars
 to the satisfaction of the mortgage or her assigns in some re-
 sponsible Insurance Company duly authorized to do
 business in this state for the benefit of the party of the
 second part and her assigns. And said party
 of the first part hereby promises and agrees