

contrary notwithstanding such election to be made at any time after the expiration of three days without notice. Now if the said party of the first part shall well and truly pay or cause to be paid the said sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note then 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 of these cases the whole of said sum mentioned in said note together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the second part or his assigns to be at any time thereafter exercised 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 assessments so due and payable and such premiums and charges for insurance as the mortgagor or his 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 addition lien upon the said mortgaged property and may be enforced and collected in the same manner as the principal debt hereby secured together with the interest at the rate of twelve per cent per annum payable semi-annually 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 understood that in all cases of delinquencies as above enumerated then in like manner the said note and the whole of said sum shall immediately become due and payable and said mortgagee or his assigns may immediately 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 notes and interest and all liens 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