

from date thereof with interest thereon from the date
 thereof until paid according to the terms of said note
 and coupons thereto attached. And this conveyance
 shall be void if such payment be made as in said
 note and coupons thereto attached, and as is hereinafter
 specified. And the said parties of the first part hereby
 agree to pay all taxes assessed on said premises
 before any penalties or costs shall accrue on account
 thereof, and to keep the said premises insured in
 favor of the said mortgagee in the sum of Six Hundred
 Dollars in some insurance company satisfactory to said
 mortgagee, in default whereof the said mortgagee may
 pay the taxes and accruing penalties interest and costs
 to insure the same at the expense of the parties of the
 first part and the expense of such taxes and accruing
 penalties interest and costs and insurance shall
 from the payment thereof be and become an
 additional lien under this mortgage upon the above
 described premises and shall bear interest at the rate
 of 12 per cent. per annum. But if default be made
 in such payments or any part thereof or interest
 thereon or the taxes assessed on said premises or if
 the insurance is not kept up thereon then this
 conveyance shall become absolute and the whole
 principal of said note and interest thereon and all
 taxes and accruing penalties and interest and costs
 thereon remaining unpaid or which may have been
 paid by the party of the second part and all sums
 paid by the party of the second part for insurance
 shall be due and payable as not at the option of the
 party of the second part: and it shall be lawful for
 the party of the second part his executors administra-
 tors and assigns at any time thereafter to sell the
 premises hereby granted or any part thereof in the
 manner prescribed by law appraisement hereby waived
 or not at the option of the party of the second part
 his executors or assigns: and out of all the moneys
 arising from such sale to retain the amount then
 due or to become due according to the conditions of
 this instrument, together with the costs and charges of
 making such sale, and the overplus if any there be
 shall be paid by the party making such sale on
 demand to the said John C. Pratt his heirs and assigns.