to the amount of Dollars, in some responsible Insurance Company, payable in case of loss, to the mortgagee or his assigns.
Now, if the said parties of the first part shall well and truly pay, or cause to be paid, the said sum of money in said note mentioned, and the interest thereon, according to the tenor and effect thereof, and if the agreements above noted shall be faithfully kept, 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 hereinbefore 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, but the legal holder of this mortgage may at her 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 shall neglect or refuse to pay, as hereinbefore set forth, and charge them against said parties of the first part, and the amount so charged shall be an additional lien upon the said mortgaged property and may be enforced and collected in the same manner as the principal debt hereby secured, together with 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 her assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises,