secure the sum of Two hundred ($200.) Dollars according to the terms of One certain promissory note this day executed by the said John P. and Margaret E. Gregory to the said party of the second part. Said note being given for the sum of Two hundred Dollars dated October 31. 1885. due and payable in two years 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 keep the said premises insured in favor of the said mortgagee. in the sum of — 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. and 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 or not. at the option of the party of the second part. his executors administrators and assigns. at any time