

company or companies as shall be approved by said party of the second part, and assign the policy or policies so taken and procured to the said party of the second part, and in default of said insurance the said part of the second part may effect such insurance, and the premiums paid for effecting the same, together with all expenses, costs and charges incident thereto, with interest thereon at the rate of 10 per cent per annum from the date of payment thereof by said party of the second part until repaid by said parties of the First Part, shall be a lien upon said mortgaged premises, added to the amount of said obligation and secured by these presents, and shall be included in and make a part of any judgment upon foreclosure of this Mortgage; then these presents shall be wholly discharged and void: and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof, are not paid when the same are by law made due and payable, or if said insurance is not effected, and the policy and certificates are not assigned as aforesaid then and upon failure of the said parties of the first part to perform the foregoing provisions, covenants and agreements, or any or either of them the whole of said sum, sums and interest thereon, shall, as hereinbefore specified, become due and payable forthwith, whether due by the terms of said note, and said party of the second part shall be entitled to the immediate possession of said premises, and to have and maintain his action in any court of competent jurisdiction for the recovery of the whole sum secured by this Mortgage and for all costs and expenses of such suit.

Appraisement Waived.

In Witness Whereof, the said part of the First part has hereunto set hand the day and year first above written.