

contract specially written therein.

Now therefore if said Jones and Almont shall well and truly execute and perform the promises, agreements and stipulations undertaken by them in said contract dated Oct. 21st. 1885 and shall promptly pay over to said Hubbard the sums of money as the same become due as provided for in said contract and in pursuance of its true tenor and effect. And if said R. O. Jones shall keep the buildings erected and to be erected upon the premises above conveyed, insured against loss or damage by fire, in the sum of not less than Five Hundred Dollars, by such insurance company or companies as shall be approved by said parties of the second part, and assign the policy or policies so taken and procured to the said parties of the second part (and in default of said insurance the said parties 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 ten per cent per annum from the date of payment thereof by said parties 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 obligations, 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 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 certificate are not assigned as aforesaid, then, and upon failure of the said parties of the first part to perform the