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 at the option of the party of the second part or his assigns, to be at any time thereafter exercised without notice to the parties of the first part, but the legal holder of this mortgage may at 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 mortgagors or their assigns shall neglect or refuse to pay, as hereinafter set forth, and charge them against said part of the first part, and the amounts 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 12 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 his assigns may immedi- cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof and the said parties of the first part shall and will at their own expense from this time until said notes and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured to the amount of Five Hundred Dollars to the satisfaction of the mortgagee or his assigns, in some responsible Insurance Company duly authorized to do business in this State for the benefit of the party of the second