

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 to
 keep the said premises insured in favor of the
 said mortgagee, in the sum of not less than
 Four Hundred 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: and it shall be lawful for the
 party of the second part, her successors and
 assigns, at any time thereafter, to sell the
 premises hereby granted, or any part thereof, in
 the manner prescribed by law, appraisement
 hereby waived or not at the option of the party
 of the second part her successors or assigns
 and out of all the moneys arising from
 such sale to retain the amount then due
 or to become due according to the conditions
 of this instrument, together with the costs