

rate of six per cent. per annum, payable semi-annually on the first days of April and October in each year, and in accordance with the one promissory note of the said party of the first part, with coupons attached, of even date herewith.

Sixth.- On the case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same become due, or in default of performance of any covenant herein contained, the said first party agree to pay to the said second party, and to assign, interest at the rate of twelve (12) per cent. per annum, computed semi-annually, on said principal note, from the date thereof to the time when the money shall be actually paid. Any payments made on account of interest shall be credited in said computation so that the total amount collected shall be, and not exceed the legal rate of twelve (12) per cent.

Seventh.- The said first party agree to pay all taxes and assessments levied upon said real estate before the same become delinquent, also all liens, claims, adverse titles and encumbrances on said premises, and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money herein secured, due and collectible at once, or may elect to pay such taxes or assessments, and be entitled to interest on the same at the rate of twelve (12) per cent. per annum, and this mortgage shall stand as security for the amount so paid with such interest.

Eighth.- The said first party agree to keep all buildings, fences, and other improvements on said real estate in as good repair and condition as the same