be void, and otherwise shall remain in full force and effect. But if any of said notes, 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 and levied against said premises, or any part thereof, are not paid when the same becomes due and payable, then all of said notes, and interest thereon, shall, and by these presents do, become immediately due and payable, if the holder thereof so elects, without notice.

Said parties of the first part agree to keep the buildings upon said premises insured until all said notes are paid, in a reliable insurance company, for the benefit of the mortgagee, in the sum of at least $3000.00 and upon failure of said parties of the first part to keep said buildings insured, the holder hereof may insure the same, and shall be entitled to recover from the parties of the first part the amount paid for such insurance, with 12 per cent. interest, and the same shall be a lien upon said premises, secured by this mortgage. Upon default of the above covenants and conditions, or any or either of them, the parties of the second part, their heirs and assigns, shall be entitled to the immediate possession of said premises, and to the rents, issues and profits of the same.

In case of foreclosure of this mortgage, said real estate shall be sold, with or without appraisement, as the holder hereof may elect.

The parties of the first part agree to pay all expenses of recording this mortgage and assignments, and release of same.