

or cause to be paid to said party of the Second Part, his executors, administrators or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the tenor and effect thereof; and 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        Dollars, by such insurance company or companies as shall be approved by said part of the Second Part, and assign the policy or policies so taken and procured to the said part of the second part (and in default of said insurance the said part 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        per cent per annum from the date of payment thereof by said part of the Second Part until repaid by said part of the first part, shall be a lien upon said mortgaged premises, added to the amount of said obligation, and secured by these presents, and shall be included in and made 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 sum or 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 part of the First part to perform the foregoing provisions, covenants and agreements, or any or either of them, the whole of said sum, sums and interest thereon, shall, as hereinbefore specified, become due and payable forthwith, whether due by the terms of said note or not, and said part of the second part shall be