money in the above described notes mentioned, together with the interest thereon, according to the terms and tenor of the same, and shall pay all taxes and assessments which are or may be levied and assessed against said premises, or any part thereof, and shall pay the premiums for the amount of insurance hereinafter specified, and shall keep the buildings and fences on said premises in good repair, and refrain from cutting and removing wood and timber from said premises, and from the commission of other waste, then these presents shall be void, and otherwise shall remain in full force and effect. But if any of said 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 hereof so elects, without notice. And if any of the interest coupons or interest notes shall not be paid when due the whole of the principal shall mature and be due at said time without demand, and said principal debt and said unpaid coupon or interest note shall represent and stand for the amount due, and the unpaid coupon or interest note first matured shall become a part of the principal, and the whole of said principal and the first unpaid coupon or interest note shall bear twelve per cent. per annum interest thereon from the maturity of said coupon or interest note until paid. 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 1000^{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 party of the first part the amount paid for such insurance, with twelve 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 party of the second