

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 Fifteen Hundred
 Dollars, by such insurance company or companies as
 shall be approved by said party of the second
 part, and assign the policy or policies so taken
 and procured to the said party of the second
 part (and in default of said insurance the said party
 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 8 per cent
 per annum from the date of payment thereof by
 said party of the second part until repaid by said
 party of the first part, shall be a lien upon said
 mortgaged premises, added to the amount of said obli-
 gation, 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 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 party of the first
 part to perform the foregoing provisions, covenants and
 agreement, 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 party of the second part shall be
 entitled to the immediate possession of said premises,
 and to have and maintain his action in any court
 of competent jurisdiction for the recovery of the