Now, if the said parties of the first part shall well and truly pay or cause to be paid the said sum of money in said notes mentioned, with the interest thereon, according to the tenor and effect of said notes, then these presents shall be null and void.

But, if said sum of money, or any interest thereon, is not paid when the same is due and payable, or if any taxes or assessments levied against said property, are not paid when same are payable, then in either of these cases, the whole of said sum mentioned in said notes, together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the second part or her assigns to be at any time thereafter exercised without notice to the parties of the first part; but the legal holder of this mortgage may at option pay or cause to be paid the said taxes and assessments so due and payable, and charge them against the said parties of the first part, and the amounts so charged shall be an additional lien upon the said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured, together with interest at the rate of twelve per cent. per annum, payable annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then in like manner, the said note and the whole of the said sum shall immediately become due and payable, and the said mortgagee or her assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of