

truly pay, or cause to be paid, the said sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, 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 the same are payable, or if default shall be made in the agreement to keep said premises insured, as hereinafter set forth, then, in either of these cases, the whole of said sum mentioned in said note, 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 such premiums and charges for insurance, as the mortgagor or their assigns shall neglect or refuse to pay, as hereinafter set forth, and charge them against 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 12 per cent. per annum, payable semi-annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes, assessments and insurance 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 said sum shall immediately become due and payable, and said mortgagee or her assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises, and the rents, issues and profits thereof. And the said parties of the first part shall and will at their own expense, from this time until said notes and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured to the amount of Two Thousand Dollars, to the satisfaction of the mortgagee or her assigns, in some responsible Insurance