

note, then these presents shall be null and void. But if said sums of money, or any part thereof, or any interest thereon, be not paid when the same becomes due, then, in that case, the entire sum and interest shall, by virtue of this mortgage, immediately become due and payable; or if the taxes and assessments of every nature which are or may be assessed or levied against said lands and appurtenances or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note and the entire principal sum shall immediately become due and payable; and in case the taxes and assessments of every nature so levied and assessed upon said lands are not paid when the same become due and payable, then the Party of the Second Part may, at any time after the third day before the accruing of the penalty thereon for the nonpayment of the same, pay the amount of such taxes and assessments so levied and assessed against the lands herein mentioned and the amount thus paid by the said Party of the Second Part, together with interest at the rate of six and one half per cent ($6\frac{1}{2}\%$) per annum thereon from the date of payment as aforesaid, shall be and become an additional lien upon the property hereby mortgaged, and said lien may be enforced and said amount collected in the same manner as the principal debt hereby secured.

And upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the Party of the Second Part shall be entitled to the possession of the said lands and appurtenances, and all the improvements thereon, and the rents, issues and profits thereof. And the said Party of the Second Part may then, and in any such case, immediately enter into upon the lands hereby mortgaged, and all buildings and improvements thereon, and may remove and put off from said lands, buildings and improvements all and every person or persons whomsoever, forcibly if necessary, and may have, take and retain possession of the said lands and the buildings and improvements thereon, and receive and take the rents, issues and profits thereof. And a failure on the part of the said Party of the Second Part, its successors and assigns, to take advantage of, or to enter into or upon said lands, buildings and improvements, for or upon the happening of any forfeiture or for-