

then the party of the second part or his assigns or the legal holder of this mortgage and the note secured hereby, may at his option, for the protection of this mortgage, make said payments of principal or interest, and the amount so paid shall be added to the amount secured by this mortgage and shall be secured hereby and shall draw interest at the rate of ten per cent from any date of said payment, and he may declare this mortgage and note due and payable at any time thereafter and shall be entitled to immediate possession of said premises and foreclosure of this mortgage.

NOW IF SAID PARTIES OF THE 1ST PART SHALL PAY OR CAUSE TO BE PAID TO SAID PARTIES OF THE SECOND PART, THEIR HEIRS OR ASSIGNS, SAID SUM OF MONEY IN THE ABOVE DESCRIBED NOTE MENTIONED ACCORDING TO THE TERMS AND TENOR OF THE SAME, 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, is not paid when the same is due; and if the 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 are by law due and payable, or if the insurance is not kept up, then the whole of said sum shall become due and payable, and said parties of the second part shall be entitled to the possession of said premises and foreclosure of this mortgage.

And the parties of the first part, for themselves and their heirs, do hereby covenant to and with the said parties of the second part, executors, administrators and assigns, that they are lawfully seized in fee of said premises and have good right to sell and convey the same, that said premises are free and clear of all encumbrances; except for the above mentioned first mortgage, and that they will, and their heirs, executors and administrators shall forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever.