sums necessary to protect the title or possession thereof, shall pay, before the same become delinquent, all taxes and assessments on said premises, general or special, now existing or that may hereafter be levied; and shall keep the buildings on said premises insured, in a company or companies acceptable to said second party, in the sum of at least Twelve Hundred Dollars, and shall deliver to said second party the policy or policies therefor and all renewals thereof, and all concurrent policies now in force, or hereafter issued thereon, and shall, when requested, surrender to said second party any policy or policies covering any of the buildings upon said premises.

In case of the failure of the said first party to perform any of these agreements, the said second party or its indorsees or assigns may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of twelve per centum per annum from the date of such payment, and this Mortgage shall stand as security for all such sums.

Now Therefore, if the amount of said bond and coupons be paid when due, and all the covenants and agreements of the first party contained herein be faithfully kept and performed, then these presents shall be null and void, and this mortgage shall be released at the expense of the party making such payment. If, however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due, or fail to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible at once, at the option of the holder of said indebtedness or any portion thereof, and this mortgage may thereupon be foreclosed; and in such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of twelve per centum per annum, and the holder thereof may recover the whole amount of said bond with such interest thereon, less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts paid by holders of said bond for taxes, assessments, insurance, and to release or extinguish any statutory liens upon said premises, or to protect the title or possession thereof, with interest thereon as provided herein, and all may be included in the judg-