

be paid to said party of the second part, its successors or assigns
 the said sum of money in the above described note mentioned,
 together with the interest thereon, according to the terms ^{and}
 tenor of the same; and pay all taxes and assessments of every
 nature which are or may be assessed and levied against said
 premises or any part thereof; and keep the buildings erected ^{and}
 to be erected upon the lands above conveyed, insured against
 loss or damage by fire, in at least the sum of Dollars, and by
 insurers, and at some insurance office to be approved by said
 party of the second part, and assign the policy & certificates
 thereof to said party of the second part (and in default of said
 insurance, it shall be lawful for said party of the second part
 to effect such insurance, and the premium or premiums
 paid for effecting the same, together with the costs and
 charges incident thereto, with interest thereon at the rate
 of 12 per cent. per annum, from the date of payment thereof
 until paid, shall be a lien upon said mortgaged premises,
 added to the amount of said obligation, and secured by
 these presents, and payable on demand, and shall be in-
 cluded in the judgment upon foreclosure of this mortgage),
 then these presents shall be wholly discharged and void;
 and otherwise shall remain in full force and effect. But
 if said sum or sums of money, or any part thereof, or any
 interest thereon is not paid when the same is due, and if
 the taxes and assessments aforesaid are not paid when the
 same are by law made due and payable; and if said insurance
 is not effected, and the policy and certificates are not assign-
 ed, as aforesaid, then, and in default of these provisions
 and covenants, or any or either of them, the whole of said sum
 and sums, and interest thereon, shall, and by these pre-
 sents do become due and payable, and said party of the
 second part shall be entitled to the possession of said prem-
 ises. And said parties of the first part further agree upon de-
 fault of the above covenants and condition, or any or either
 of them, to pay the sum of Dollars, for the mortgage or its
 assigns, attorney's fees for foreclosure of this mortgage, which
 sum shall be a lien upon said premises, added to the amount
 of said obligation, and secured by these presents, and shall
 be included in the judgment for and upon foreclosure of
 the same, with interest thereon at the rate of 12 per cent. per
 annum, from the date of foreclosure until paid, and the
 same, together with all and every sum and sums herein