

principal sums, or on failure to comply with any of the conditions of this mortgage, and to bear interest at the rate of twelve per cent per annum after due until paid, when the same shall become due either by maturity or by reason of the default or failure before mentioned.

Said parties of the first part agree to pay all taxes & assessments levied upon or assessed against said premises or any part thereof when the same are due and payable according to law, and before any costs accrue thereon.

Said parties of the first part agree to keep all buildings, fences & other improvements on said premises in good repair and condition, and to obtain from the commission of works on said premises.

Now if the said parties of the first part shall pay or cause to be paid the said sums of money in said notes mentioned and the interest thereon as provided according to the terms of said notes, and to the person lawfully entitled to receive the same, & shall fully perform and comply with each and every of the conditions and agreements herein contained, then this conveyance shall be void: but in case of default in the payment of said sums of money, or either of them, or any part thereof, or any interest thereon, at maturity, or failure to perform or comply with any one of the conditions or agreements herein contained then this conveyance shall be and remain in full force and effect, and become absolute, and the whole debt hereby secured shall immediately become due and payable, at the option of the legal holder or holders of said notes, without notice to said first parties, and this mortgage may be immediately foreclosed, and the said above described premises sold for the payment of the amount and amounts remaining unpaid on said notes, principal and interest and costs.

It is agreed that in case said first parties fail to pay said taxes and assessments when due, the holder or holders of said notes may elect to pay the same, and the sums so paid ^{therefor} shall bear interest at the rate of twelve per cent per annum from the time of payment and be a lien on said premises secured by this mortgage, and collected in the same manner as said principal sums; but notwithstanding such election, said notes & notes shall immediately become due and payable at the option of the legal holder thereof, without notice, as provided in said notes, if payment is waived or not at the option of the said parties of the second part.