principal of said note falling due Fifty nine (59) months after date. which sum of money with said interest and premium the said parties of the first part hereby agree to pay according to the terms of said promissory note. And

Second. That said parties of the first part shall pay all taxes and assessments levied at any time upon said premises, when the same become due, all of which the said parties of the first part hereby contract to do. And

Third That if said parties of the first part shall keep the buildings and improvements now on, or hereafter placed on said premises, continually insured to the amount of not less than Nine thousand Dollars ($9000.00) in some first-class insurance company to be approved by the party of the second part, with loss, if any, payable to the said party of the second part, all of which the said parties of the first part hereby agree to do, and to deliver said insurance policy to the party of the second part. And

Fourth That if said parties of the first part shall place and maintain the buildings, fences, fixtures and improvements now on said premises, or hereafter placed thereon, in good and first-class condition at all times and in all particulars, and shall not commit or suffer waste thereon, all of which the said parties of the first part hereby contract to do.

Then and upon the full performance of each and all of the said conditions by the said parties of the first part, and of each and every stipulation to be performed on the part of the said parties of the first part, this deed shall be null and void, otherwise to be and remain in full force and effect.

But if, and as often as default shall be made in any of the conditions, stipulations and promises herein contained on the part of the said parties of the first part, or on the failure to pay the said interest and premium when due, or to pay the said taxes or assessments when due, or to keep said premises continuously insured for the benefit of the party of the second part as agreed to be done, or to keep the said premises in such repair as agreed to be done, or on the failure of the parties of the first part to do any of the things herein stipulated to be done on the part of the parties of the first part at the time and in the manner they are herein agreed to be done, then in either or any such case the whole principal sum or sums secured by this instrument, and the interest and premium accrued on the same up to such default, at the election of said party of the second part, its successors, or assigns, or its or their agent, shall thereupon become at once due and payable, and the said parties of the first part do hereby authorize and empower the said party of the second part, its successors, or assigns, the owner hereof, or its or his agent or attorney, at his election and without notice of said election to at once foreclose this mortgage, for the whole of said principal sum or sums