the principal in full at the maturity of the second interest coupon, or at any interest payment thereafter before maturity, provided thirty days' notice in writing shall be given of intention to make such payment; and if said first party shall well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents and all the estate hereby created shall cease and be void; otherwise to remain in full force and effect.

It is further Covenanted, Stipulated and Agreed between the parties hereto.

First. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent, and in case not so paid the holder of this Mortgage may pay such taxes and assessments, and recover the same and interest thereon at the rate of ten per cent. per annum, and this Mortgage shall stand as security therefor.

Second. That the said first party shall keep the buildings on said premises insured in some responsible and approved company or companies for the benefit of said second party in the sum of not less than Five Hundred Dollars, and shall deliver the policies and renewal receipts to the said second party; and should said first party neglect so to do, said second party may effect such insurance, and recover of said first party the amount paid therefor and interest at ten per cent. per annum, and this Mortgage shall stand as security therefor.

(For release see Book 37 Page 146)

Third. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

Fourth. Should any of said interest not be paid when due, it shall bear interest at ten per cent. per annum from the time it becomes due, and should said first party at any time fail to pay any part of the principal or interest within twenty days after the same becomes due, or should said first party fail to insure or pay taxes, or fail to keep and perform all and singular the covenants, conditions, stipulations, and agreements herein to be kept and performed, or if said first party shall give notice of intention to make payment before due, as hereinbefore provided, and payment in accordance with such notice is not made, the whole sum of money hereby secured shall become due and collectible at once, at the option of the second party, and this Mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, without further notice.

And it is expressly agreed and stipulated that in the event the debt secured by this Mortgage shall not be paid when due by the terms of said bond or promissory note, or when it shall become due by reason of the breach of any of the conditions of this Mortgage, it shall bear interest at the rate of ten per cent. per annum from the date hereof, and the holder thereof shall recover principal and ten per cent. interest per annum thereon from the date hereof, and shall recover for all moneys paid for taxes and in-