

not paid at the time when the same are by law made due and payable, then in like manner the said note and the whole of said sum shall immediately become due and payable; and in case the taxes and assessments of every nature so levied and assessed upon said lands are not paid when the same become due and payable, then the said part of the second part may at any time after the third day before the accruing of the penalty thereon, for the non-payment of the same, pay the amount of such taxes and assessments so levied and assessed against the lands herein mentioned, and the amount thus paid by the said party of the second part, together with six (6) per cent. per annum interest thereon from the day of payment as aforesaid, shall be and become an additional lien upon the property hereby mortgaged, and said lien may be enforced and said amount collected in the same manner as the principal debt hereby secured. And any tax warrant regular on its face, issued by any proper officer, for any special tax, or assessment claimed to be due and unpaid, and the Tax Roll for the respective years which shall be placed in the hands of any County Treasurer, or City Treasurer, shall be conclusive evidence that such amount of taxes, special taxes and assessments are due as shall in any such book or by any such tax warrant, appear to have been, or be, charged against the lands aforesaid, or any thereof. If the said party of the second part, or his assigns, or any indorsee of either of the note aforesaid, shall have paid the same, or redeemed said lands, or any thereof, from any sale therefor or because of the non-payment thereof; and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the party of the second part shall be entitled to the possession of the said lands and appurtenances, and all the improvements thereon, and the rents, issues and profits thereof. And the said party of the second part may then, and in any such case, immediately enter into and upon the lands hereby mortgaged, and all buildings and improvements thereon, and may remove and put off and from said lands, buildings and improvements, all and every person or persons whomsoever, forcibly if necessary, and may have, take and retain possession of the said lands and the buildings and improvements thereon, and receive and take the rents, issues and profits thereof. And a failure on the part of the said party of the second part, her representatives or assigns, to take advantage of, or to enter into or upon said lands, buildings and improvements, for or upon the happening of any forfeiture or forfeitures, shall not operate as a waiver thereof, and shall not preclude or bar her from taking advantage thereof on the happening of any other forfeiture or cause for so doing. And the