thereon until paid at the rate of Six (6) per centum per annum, payable semi-annually on the first day of April and of October in each and every year; with the privilege of paying One Hundred (100) dollars, or more, of said principal sum on any interest paying day after two (2) years from the date hereof and before maturity, both principal and interest payable at the Office of said Company, in the City of Milwaukee, according to the condition of a bond bearing even date herewith, executed by the said parties of the first part to the said party of the second part, and shall moreover keep such insurance as is above mentioned and keep the policy or policies thereof assigned as aforesaid, and shall annually pay all taxes and assessments on said real estate, together with any lien claim thereon, and procure and deliver the receipts therefor as aforesaid, then these presents, and the said bond or writing obligatory shall cease and be null and void. But in case of the non-payment of any sum of money (either of principal, interest, insurance money, taxes, assessments or lien claims), at the time or times when the same shall become due, agreeable to the terms and conditions of these presents, or of the aforesaid bond, or any part thereof, then, in such case, the whole amount of said principal sum shall at the option of the said party of the second part, its successors or assigns, be deemed to have become due and payable without any notice whatever (notice of such option being hereby expressly waived); and the same, together with all sums of money which may be paid by said party of the second part, its successors or assigns, for or on account of insurance, taxes, assessments, lien claims or prior liens, with interest thereon at the rate aforesaid, shall thereupon be collectible in a suit at law, or by foreclosure of this mortgage, in the same manner as if the whole of said principal sum had been made payable at the time when any such failure in any payment shall occur, as aforesaid, and the judgment or decree in the suit brought to foreclose the same shall embrace with said principal debt and interest, all sums so paid for or on account of insurance, taxes, assessments, lien claims or prior liens and officers' fees and expenses on account thereof, with interest at the rate aforesaid; and it shall be lawful in such case for the said party of the second part, its successors or assigns, to grant, sell and convey the said real estate, with the appurtenances thereunto belonging at public auction or vendue; and on such sale to make and execute to the purchaser or purchasers, his, her, or their heirs and assigns forever, good and sufficient deeds of conveyance in the law, pursuant to the statute in such case made and provided. And in case suit shall be brought for the foreclosure of this mortgage, the said parties of the first part, for themselves, their heirs, representatives and assigns, covenant and agree that they will pay to the said party of the second part, its successors or assigns, all expenses incurred in procuring