indefeasible estate of inheritance therein in fee simple: that they have good right full power and lawful authority to grant bargain sell and convey the said premises and every part thereof to the said party of the second part in manner and form aforesaid: that the said premises are free and clear from all taxes, liens and incumbrances whatsoever; and that the said parties of the first part will ever warrant and defend the same to the party of the second part its successors and assigns against all claims whatsoever. Provided always, and these presents are upon this express condition, that if John Unger one of said parties of the first part his heirs, executors or administrators, shall pay or cause to be paid to the said party of the second part its successors or assigns the just and full sum of Seventeen Hundred (1700) Dollars at the expiration of five (5) years from the date of these presents with interest thereon until paid at the rate of five and one half (5½) per centum per annum, payable semiannually on the first day of January and of July 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 John Unger one of 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 nonpayment 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, agreeably 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