Said note being given for the sum of Five Hundred Dollars Dated November 1st 1900 due & payable in Five years from date thereof with interest thereon from the date thereof, until paid according to the terms of said note & coupons thereto attached. And this conveyance shall be void if such payment be made as in said note & coupons thereto attached, & as is hereinafter specified. & the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof & to keep the said premises insured in favor of the said mortgagee in the sum of Seven Hundred Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes & accruing penalties, interests & costs & insure the same at the expense of the parties of the first part & the expense of such taxes & accruing penalties, interest & costs & insurance shall from the payment thereof be & become an additional lien under this mortgage upon the above described premises, & shall bear interest at the rate of 10 per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept upon thereon, then this conveyance shall become absolute, & the whole principal of said note, & interest thereon, & all taxes & accruing penalties & interest & costs thereon remaining unpaid or which may have been paid by the party of the second part & all sums paid by the party of the second part for insurance, shall be due & payable or not, at the option of the party of the second part; & it shall be lawful for the party of of the second part their executors, administrators & assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement hereby waived, or not at the option of the party of the second part her executors, administrators or assigns; & out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs & charges of making such sale,